



Civic Centre,
Arnot Hill Park,
Arnold,
Nottinghamshire,
NG5 6LU

Agenda

Planning Committee

Date: **Wednesday 17 July 2013**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Lyndsey Parnell

Members' Services Officer

0115 901 3910

Planning Committee

Membership

Chair

Vice-Chair Councillor Barbara Miller

Councillor Pauline Allan
Councillor Peter Barnes
Councillor Chris Barnfather
Councillor Denis Beeston MBE
Councillor Alan Bexon
Councillor John Boot
Councillor Bob Collis
Councillor Andrew Ellwood
Councillor Cheryl Hewlett
Councillor Sarah Hewson
Councillor Jenny Hollingsworth
Councillor Mike Hope
Councillor Meredith Lawrence
Councillor Marje Paling
Councillor Colin Powell
Councillor Suzanne Prew-Smith
Councillor Gordon Tunncliffe

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PLANNING COMMITTEE

Wednesday, 29th May, 2013

Councillor J. Truscott (Chair)

Councillors:

P.A. Allan	R.D. Allan
P.G. Barnes	C.P. Barnfather
D.N. Beeston MBE	A.S. Bexon
F.J.D. Boot	R.F. Collis
A.M. Ellwood(a)	C.J. Hewlett
S. Hewson(a)	J. Hollingsworth
M. Hope	M. Lawrence(a)
B.S.R. Miller	M. Paling
C.J. Powell	S.J. Prew-Smith
G.G. Tunncliffe	

Officers in Attendance: P. Bagaley, J. Cole, L. Parnell, F. Whyley

1 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Ellwood, Hewson and Lawrence.

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD 8 MAY 2013.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record, subject to the following amendment:

Minute number 158- To remove the word "not" so that the sentence reads, "Mr Thorpe, a local resident, reiterated that he did not feel that need had been proven sufficient to warrant such development on green belt and made reference to the impact of the numbers of services held at any potential crematorium on traffic in the local area. "

3 DECLARATION OF INTERESTS.

All members declared a non-pecuniary interest in Application number 2013/0336 as Members of Gedling Borough Council.

**4 APPLICATION NO.2013/0420
KING GEORGES FIELD, GEDLING ROAD, ARNOLD**

Members were advised that the correct Application number for the application in question is 2013/0336.

The Service Manager, Planning and Economic Development advised Members of 1 amendment and 1 addition to the Officer's recommendations as set out within the report.

RESOLVED to GRANT PLANNING PERMISSION, subject to no further representation being received and the following conditions:

Conditions

1. The development hereby permitted shall be retained for the life of the development in accordance with the details set out on the plans received on the 27th March 2013, together with the plans received on 27th March 2013 drawing no's: PG73 B-07 and PG73 B-06a.
2. The existing trees shown on the Master Plan received on 27th March 2013 drawing no: PG73 B-06a shall be retained for the life of the development. Should the trees indicated as existing on the plan become diseased or die then they shall be replaced with a tree of similar species and planting size in the next planting season by the applicants or their successors in title.

Reasons

1. For the avoidance of doubt.
2. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed play equipment apparatus are visually acceptable and would have no undue impact on neighbouring residential amenity or the locality in general. The development therefore complies with Policies ENV1 and R1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2008.

5

**APPLICATION NO. 2012/1373
SITE OF DAYBROOK LAUNDRY, MANSFIELD ROAD, ARNOLD**

Erection of a new Retail Food Store (Class A1) with associated car

parking and landscaping.

The Service Manager, Planning and Economic Development, advised Members of four further conditions in addition to the Officer's recommendation contained within the report.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be constructed in accordance with the following approved plans: Proposed Site Plan (W10A03-P003), Proposed Drainage Plan (W10A03-P004), Proposed Landscaping Plan (W10A03-P005), Proposed Floor Plan (W10A03-P200) and Proposed Elevations (W10A03-P201), deposited on 26th November 2012 and Section Through Site (W10A03-P300 Rev A), received on 27th March 2013.
3. Unless otherwise agreed by the Borough Council, development must not commence until the following has been complied with: Site Characterisation An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Borough Council. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Submission of Remediation Scheme Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Borough Council. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.
4. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works under condition 3 above. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be

submitted and approved in writing by the Borough Council.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and once the Borough Council has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of condition 3 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Borough Council.

6. Before development is commenced, including site preparation or any works of demolition, there shall be submitted to and approved in writing by the Borough Council a Construction Method Statement. The approved Construction Method Statement shall be adhered to throughout the construction period and shall provide for the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; wheel washing facilities; measures to control the emission of dust and dirt during construction; a scheme for recycling/disposing of waste resulting from demolition and construction works; and a method of traffic signal control.

7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a scheme, including cross sections, layout and elevations, for a boundary wall between the car parking spaces fronting the spine road and the spine road, which shall be of solid construction and shall be no less than 1 metre in height at the level of the car parking spaces. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of all external lighting, including levels of illumination and a lux plot of the estimated luminance, to be provided on the proposed building or elsewhere within the site. Any security lighting/floodlighting to be installed, shall be designed, located and installed so as not to cause a nuisance to users of the highway. The external lighting shall be provided in accordance with the approved details before the development is first brought into use and

shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a scheme for the provision and implementation of surface water run-off limitation. The scheme shall not result in an increase in the rate of surface water discharge to the local land drainage system and the drainage works shall be completed in accordance with the approved details and a timetable to be agreed as part of the scheme.

10. Before development is commenced, including site preparation, there shall be submitted to and approved in writing by the Borough Council details of a scheme for the protection of existing trees to be retained. The scheme shall be implemented in accordance with the approved details before development is commenced and shall be retained until all construction works have been completed.

11. Before development is commenced, and if there are proposals to remove any or all of the dense ivy and virginia creeper on the brick wall to the eastern boundary of the site, pre-commencement checks for the presence of roosting bats shall be undertaken and the outcome reported to the Borough Council. If any roosting bats are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council. The mitigation measures shall be implemented in accordance with the approved details before development commences.

12. No part of the development hereby permitted shall be brought into use until the spine road into the site, the signalised access road junction and the re-phasing of the existing traffic signals have been provided/implemented in accordance with the "in principle" site plan drawing number W10A03-P003.

13. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are provided in accordance with plan reference number W10A03-P003. The parking, turning and servicing areas shall not be used for any purpose other than the parking, turning, loading and unloading of vehicles.

14. No vegetation clearance or ground works shall take place on site during the bird nesting season (1st March to 31st August inclusive in any given year), unless pre-commencement checks for nesting birds have been undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If any nesting birds are found to be present, details of any proposed mitigation measures shall be

submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences.

15. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

16. The development shall not be occupied or be brought into use until the owner or the occupier of the site has appointed and thereafter continue to employ or engage a Travel Plan Coordinator who shall be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives set out in the Travel Plan to be approved and whose details shall be provided and continue to be provided thereafter to the Borough Council.

17. The Travel Plan Coordinator shall submit reports to and update the TRICS database in accordance with the Standard Assessment Methodology (SAM), or similar to be approved in writing by the Local Planning Authority, in accordance with the Travel Plan monitoring periods to be agreed. The monitoring reports submitted to the Borough Council shall summarise the data collected over the monitoring period that shall have categorised trip types into new trips, pass-by-trips, linked trips, diverted trips, and transferred trips, and propose revised initiatives and measures where travel plan targets are not being met, including implementation dates to be approved in writing by the Borough Council.

18. The Travel Plan Coordinator shall within 3 months of occupation of the development hereby permitted produce or procure a full travel plan that sets out final targets with respect to the number of vehicles using the site and the adoption of measures to reduce single occupancy car travel to be approved in writing by the Borough Council. The Travel Plan shall be implemented in accordance with the approved timetable and be updated consistent with future travel initiatives, including implementation dates, to the satisfaction of the Borough Council.

19. The proposed food store shall: (i) only be occupied for uses within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987, as amended; (ii) be predominantly used for the purposes of sale of convenience goods and not more than 15% of the [net sales] floor space of the unit [990 square metres] shall at any time be used for the display and sale of comparison goods, unless otherwise approved in writing by the

Borough Council; and (iii) not be subdivided into separate units, unless otherwise approved in writing by the Borough Council.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development in accordance with the aims of Policy ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
4. To ensure a satisfactory development in accordance with the aims of Policy ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
5. To ensure a satisfactory development in accordance with the aims of Policy ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
6. In the interests of highway safety.
7. To prevent the glare of vehicle headlights across the public highway in the interests of highway safety.
8. To protect drivers from uncontrolled light sources near the public highway and to ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
9. To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and to ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
10. In the interests of visual amenity in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
11. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.

12. To ensure a satisfactory means of access to the site in the interests of highway safety.

13. In the interests of highway safety.

14. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.

15. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

16. The development shall not be occupied or be brought into use until the owner or the occupier of the site has appointed and thereafter continue to employ or engage a Travel Plan Coordinator who shall be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives set out in the Travel Plan to be approved and whose details shall be provided and continue to be provided thereafter to the Borough Council.

17. To promote sustainable travel.

18. To promote sustainable travel.

19. To ensure the development does not go beyond the scope of the detail submitted as part of this application, which assesses the potential trading impact associated with a store with that scale of net sales floorspace.

Reasons for Decision

In the opinion of the Borough Council it has been demonstrated that there is no suitable or available site within or on the edge of a town centre and that the proposed development would not be likely to have a significant impact on the vitality or viability of a town centre or on investment in a centre. Additionally, the redevelopment of the site and economic benefits that would result from the proposal has been given significant weight in the decision. The proposed development would have no significant adverse impact on highway safety, local heritage, protected trees, ecology or residential amenity and would address land contamination issues. The proposed development meets with the fundamental aims of the National Planning Policy Framework & Policies ENV1, ENV3, ENV21, ENV47, S11 and T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords

with the aims of Policies 6, 10, 11 and 17 of the Gedling Borough Aligned Core Strategy Submission Documents.

Notes to Applicant

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an appropriate agreement with the Highway Authority.

Your attention is drawn to the attached correspondence from Nottinghamshire County Council as Highway Authority, the Environment Agency, the Borough Council's Public Protection Section and the Nottinghamshire Wildlife Trust.

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

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

6

APPLICATION NO. 2013/0267 VICTORIA PARK WAY, NETHERFIELD

Variation of Condition 2 and 17 of 2012/1031 (Demolition of Unit 1 and redevelopment of it and the adjoining former garden centre for three new retail units along with related external works.) to amend the details of the approved plans and allow for the sale of food from proposed Unit 1A.

The Service Manager, Planning and Economic Development outlined an amendment to Condition 2 of the Officer's recommendation as set out within the report.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun not later than three years beginning

with the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plans (1081-U1-P02B & P03B); Ground Floor Plan (1081-U1-P05B); Roof Plan (1081-U1-P09B); Elevations (1081-U1-P11C); & Sections (1081-U1-P12B), which were deposited on 7th and 12th March 2013; Mezzanine Floor Plan (1081-U1-P07C), received on 21st May 2013 and the email from Blue Sky Planning on 15th May 2013, stating that the mezzanine in Unit 1A is to be non-trading.

3. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment; FRA addendum (Pinnacle 120717); Micro Drainage calculations for a 2 year, 30 year and 100 year return period; and Drainage Plan (5335 S(52)06 Rev B). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Borough Council as local planning authority.

4. The development hereby permitted by this permission shall not be initiated by the undertaking of a material operation as defined in Section 56 (4) (a) - (d) of the Town & Country Planning Act 1990 in relation to the development, until a separate planning obligation pursuant to Section 106 of the said Act relating to the land has been made & lodged with the Nottinghamshire County Council in respect of a contribution towards Integrated Transport Measures & the provision of on-crossing pedestrian detectors on phase J, K and N to the Victoria Park Way and Colwick Loop Road junction & the Borough Council as local planning authority has notified the persons submitting the same that it is to the local planning authority's approval.

5. Unless otherwise agreed by the Borough Council, development must not commence until the following has been complied with: Site Characterisation An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Borough Council. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Submission of Remediation Scheme Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the

Borough Council. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

6. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works under condition 5 above. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Borough Council.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and once the Borough Council has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of condition 5 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Borough Council.

8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure. The development shall then be completed in accordance with the approved details.

9. Before development is commenced there shall be submitted to and approved by the Borough Council details of the proposed means of surfacing of the access, parking, servicing areas and other unbuilt on portions of the site. The development shall then be completed in accordance with the approved details.

10. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted.

11. Before development is commenced there shall be submitted to and approved by the Borough Council details of the on-crossing pedestrian detectors on phase J, K and N to the Victoria Park Way and Colwick Loop Road junction.

12. No part of the development hereby permitted shall be occupied until the access, parking (including the provision of the cycle parking stands)

and servicing arrangements have been appropriately hard surfaced in a bound material and have been drained to prevent surface water discharging onto the highway. The surfaced access, parking and servicing arrangements shall then be maintained in such hard bound material for the life of the development.

13. No part of the development hereby permitted shall be occupied until the individual parking spaces have been clearly marked out on site in accordance with the approved plans 1081-U1-P02B or P03B. Parking spaces shall be kept available for parking in association with the development thereafter.

14. No part of the development hereby permitted shall be occupied until provision has been made within the application site for the parking of cycles and powered two wheeled vehicles (PTW) with secure anchor points, ideally covered, in accordance with details to be submitted to and approved in writing by the Borough Council. The provision for cycles and PTW shall be retained in accordance with the approved details for the life of the development.

15. No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the Borough Council. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the Borough Council and shall include arrangements for monitoring progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan, unless otherwise agreed in writing by the Borough Council.

16. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

17. With the exception of Unit 1A shown on plan 1081-U1-P03B, the goods to be sold within the units hereby approved shall not include food. The goods to be sold within the approved units shall consist primarily of building, decorating and home improvement materials and equipment, furniture and floor coverings, garden goods and equipment, car parts/spares and maintenance goods and equipment, caravans, camping equipment and boats, cycles, carpets, electrical goods and equipment, toys, curtains, household textiles, soft furnishings, bedding and light fittings and pet food and pet supplies as well as, within Unit 1A only, food.

18. None of the units hereby approved shall be further sub-divided to form separate retail units.

Reasons:

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To prevent flooding and to reduce the risk and impact of flooding in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 and the National Planning Policy Framework.
4. To comply with Policy T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
5. To ensure a satisfactory development in accordance with the aims of Policy ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
6. To ensure a satisfactory development in accordance with the aims of Policy ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
8. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
9. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
10. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
11. In the interests of Highway safety.
12. In the interests of Highway safety.

13. In the interests of Highway safety.

14. In the interests of sustainable travel.

15. In the interests of sustainable travel.

17. To control the type of goods sold at the proposed units in order to safeguard the viability, vitality and quality of existing district centres in accordance with the aims of Policy S12 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 and the National Planning Policy Framework.

18. To accord with Policy S12 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

Reasons for Decision

In the opinion of the Borough Council there are no sequentially preferable sites which can be considered as suitable or available alternatives to the location proposed and there will be no significant impact on the vitality or viability of existing centres. The proposed development will make a positive contribution to the appearance of the Victoria Retail Park and there are no undue highway or flood risk implications. The proposed development meets with the fundamental aims of the National Planning Policy Framework and Policies ENV1, S11 and T1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords with the aims of Policies 6 and 10 of the Gedling Borough Aligned Core Strategy Submitted Documents.

Notes to Applicant

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

Your attention is drawn to the attached comments from Nottinghamshire County Council as Highway Authority, the Environment Agency & the Borough Council's Public Protection Section.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

**7 APPLICATION NO. 2013/0251
147 MAIN STREET, WOODBOROUGH**

Demolition of bungalow and residential re-development of 6 houses, garages, parking, landscaping and access.

RESOLVED to GRANT CONSERVATION AREA CONSENT subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This consent relates to the demolition of the existing bungalow at the site, shown on location plan Ref. 423/Location - A

Reasons

1. Required to be imposed pursuant to section 18 of the Town and Country Planning (Listed and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council, the demolition of the buildings would have a less than significant impact on the character of the Conservation Area and would accord with the National Planning Policy Framework (March 2012).

Notes to Applicant

Decision Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

**8 APPLICATION NO. 2013/0252
147 MAIN STREET, WOODBOROUGH**

Demolition of bungalow and residential re-development of 6 houses,

garages, parking, landscaping and access.

An amendment to condition 4, to request that the site be fenced off prior to commencement was put to the vote and was carried.

RESOLVED to GRANT PLANNING PERMISSION subject to the applicant entering into Section 106 Agreements with the Borough Council for financial contributions towards open space and with the County Council as Highway Authority which requires the applicant to set up a management company for the future maintenance of the private drive and subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be completed in accordance with Plans Ref. MH423/ 102 Rev L, MH423/103 Rev H, MH423/104 Rev A, MH423/105 Rev B, MH423/106 Rev D, MH423/107 Rev B, MH423/108 MH423/109 Rev F, MH423/110, the Planning Statement March 2013, Design and Access Statement February 2013 as well as the Arboricultural Survey Report dated August 2011, Protected Species Survey by EMEC Ecology dated September 2011, Highway Statement by Armstrong, Stokes and Clayton Limited March 2013 and the Drainage Statement Armstrong, Stokes and Clayton Limited March 2013.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of all materials to be used in the external construction of the proposed dwellings. Thereafter the development shall be constructed in accordance with the approved details.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site as well as individual plot boundaries and the shared boundaries with 5 Hawthorn Close and 7 Hawthorn Close and that the site be enclosed thus prior to commencement. Thereafter the development shall be constructed in accordance with the approved details.
5. No development on site shall occur until appropriate protective fencing as detailed within the applicants Silvanus tree survey report is erected to the satisfaction of the Borough Council. The fencing will be

authorised as correct and in position and then left in place until authorised for removal by the Senior Forestry Officer on behalf of the Borough Council.

6. The approved landscape scheme as shown on plan MH423/109 Rev E shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

7. Prior to the commencement of development locations of bat boxes shall be submitted to and approved in writing by the Borough Council. Thereafter the bat boxes shall be erected in accordance with the approved details and retained for the life of the development.

8. The window on the south facing side elevation serving the stairwell on the proposed dwelling within Plot 1 shall be obscure glazed and fixed shut at all times.

9. No part of the development hereby permitted shall be brought into use until a suitable means of access in accordance with drawing no MH423/102REVK has been constructed and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Borough Council.

10. No part of the development hereby permitted shall be brought into use until the access into the site has been surfaced in a hard bound material in accordance with drawing no: MH423/102REVK. The hard surfaced entrance into the site shall then be maintained in such hard bound material for the life of the development.

11. No part of the development hereby permitted shall be brought into use until the access is constructed with provision to prevent the unregulated discharge of surface water from the site access point to the public highway in accordance with details first submitted to and approved in writing by the Borough Council. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

12. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Borough Council. The scheme shall be implemented in accordance with the approved details prior to the occupation of the first dwelling.

13. Prior to the commencement of the development details of any solar panels or other form of green technology that could affect the appearance of the development shall be submitted to and approved in writing by the Borough Council. Any green technologies that could affect the appearance of the development that are to be provided as part of the development shall be installed in accordance with the approved details prior to the occupation of the first dwelling.

14. No development shall take place within the application site until details of an archaeological scheme of treatment which includes a strip, map and sample exercise has been submitted to and approved in writing by the Borough Council. Thereafter, the scheme shall be implemented in full accordance with the approved details.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
4. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
5. To ensure the health of the trees identified to be retained at the site which contribute to the visual amenity of the site and wider Conservation Area.
6. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
7. In order to protect the local wildlife and promote biodiversity enhancements for bats.
8. In order to protect the privacy of the neighbouring dwellings, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
9. In the interests of Highway safety.

10. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

11. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

12. To ensure that the proposed development is provided with a satisfactory means of drainage so as to accord with Policy ENV42 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) July 2008.

13. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

14. To ensure a satisfactory development and to protect any potential historical assets of the site, in accordance with the aims of Policies ENV1 and ENV15 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

The proposed development would not result in any material impact on the openness of the Green Belt and would have a neutral impact on the character and appearance of the site and wider Conservation Area. The proposal would also not have any material impact on neighbouring residential amenity or upon Highway safety at the site. The proposed development therefore accords with the overarching aims of Policies ENV1, ENV13, ENV15 ENV26 ENV30 and H16 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008) Paragraphs 56,60, 61 79-92 of the NPPF and Policies 3, 8 and 10 of the emerging Publication Version Aligned Core Strategy for Gedling Borough.

Notes to Applicant

The development makes it necessary to construct an access on land outside of the applicant's control, which is subject to the provision of the Highways Act 1980. The applicant is therefore required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80.to arrange for these works to be carried out.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at

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

Decision Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

9 THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2013.

RESOLVED:

To note the content of the report.

10 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

11 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

12 ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS URGENT.

None.

Agenda Annex

PLANNING COMMITTEE PROTOCOL

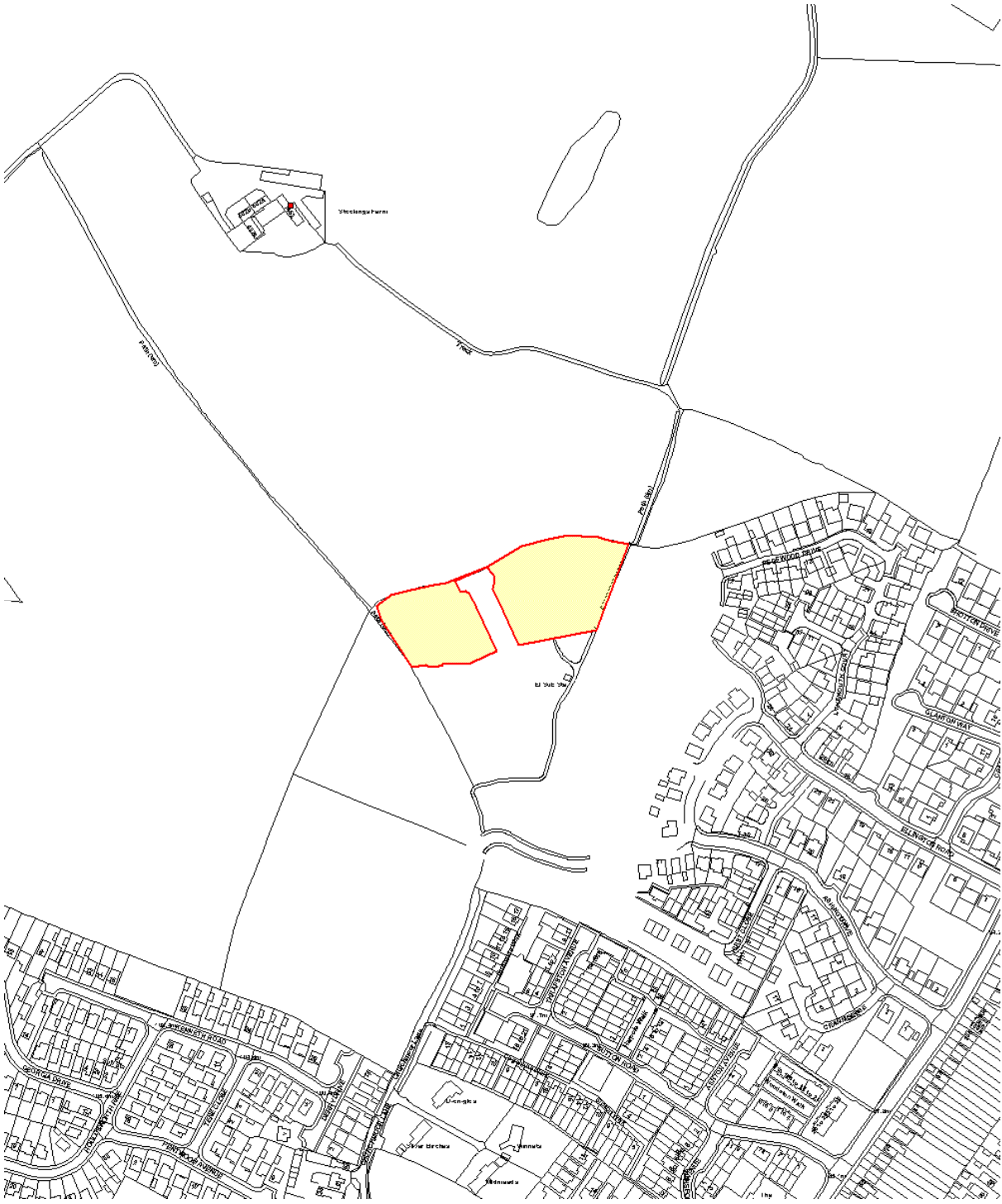
1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is a quasi-judicial body, empowered by the Borough Council 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. In terms of Councillors' role at the Planning Committee, whilst Councillors have a special duty to their ward constituents, including those who did not vote for them, their over-riding duty is to the whole borough. Therefore, whilst it is acceptable to approach Councillors before the meeting, no opinion will be given, as this would compromise their ability to consider the application at the meeting itself. 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. Members may also request that their votes are recorded.
4. 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.
5. 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. A maximum of 3 minutes per speaker is allowed, so where more than 1 person wishes to address the meeting, all parties with a common interest should normally agree who should represent them. No additional material or photographs will be allowed to be presented to the committee.
6. 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 Chairman will bring the meeting to order. In exceptional circumstances the Chairman can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
7. After Councillors have debated the application, a vote will be taken. If Councillors wish to take a decision contrary to Officer recommendation, a motion to do so will be moved, seconded and voted upon. Where the decision is to refuse permission contrary to Officer recommendation, the motion will include reasons for refusal which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. The Chairman may wish to adjourn the meeting for a short time for Officers to assist in drafting the reasons for refusal. The Chairman may move that the vote be recorded.
8. 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.

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Planning Report for 2013/0272

Location :

Stockings Farm Arch Hill Redhill



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site
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APPLICATION NO: 2013/0272

LOCATION: Stockings Farm Arch Hill Redhill Nottinghamshire

PROPOSAL: Substitution of House types to Plots 321-345 inclusive
(reserved matters application 2010/0437)

APPLICANT: Davidsons Developments Ltd

AGENT:

Site Description

This application relates to the site of 25 plots within the north-western part of the previously approved Stockings Farm residential development off Calverton Road, Arnold, under Reserved Matters application no: 2010/0437, which is currently under construction.

Directly to the north of the site is existing agricultural land within the Green Belt and to the east and south-east new residential properties are under construction, or have been recently completed and occupied.

The site has an area of approximately 1 hectare and falls around 8 metres in level from north to south.

Relevant Planning History

The site is allocated for residential development in the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008, and a Development Brief for the site was adopted for the site in January 2006.

In February 2006, outline planning permission was granted under application no: 2005/0925 for the residential development of the site. This was subject to the completion of Section 106 Agreements with the Borough Council in relation to the provision of open space, affordable housing provision on-site and a contribution towards health care facilities, and with the County Council towards education facilities and integrated transport measures. The Agreements were duly completed and the permission was issued in October 2007.

In September 2010, approval of reserved matters was granted under application no: 2010/0437 for a residential development of 360 dwellings.

In August 2011, planning permission was granted under application no: 2011/0273 for the substitution of house types on plots 146-154 inclusive, with the removal of plots 155-158. This permission had the effect of reducing the number of dwellings on this part of the site from 13 dwellings to 9 dwellings, and reduced the total number of dwellings on the overall development site from 360 dwellings to 356 dwellings.

In November 2011, planning permission was granted under application no: 2011/1096 for the substitution of house types on plots 137-142, 159-161 and plots 198-202, with the deletion of plots 143-145, 168 and 203-204. This permission had the effect of reducing the number of dwellings on this part of the site from 19 dwellings to 13 dwellings, and reduced the total number of dwellings on the overall development site from 356 dwellings to 350 dwellings.

In March 2012, an application was submitted under application no: 2012/0292 for the substitution of house types on plots 137-140 and 198-202. A decision on this application remains pending the completion of a Section 106 Agreement, but this proposal would not result in a reduction in the total numbers of dwellings on the overall development site.

In November 2012, planning permission was granted under application no: 2012/0800 for the substitution of house types on plots 76-136, with the deletion of plots 102 and 127. This permission had the effect of reducing the number of dwellings on this part of the site from 61 dwellings to 59 dwellings, and reduced the total number of dwellings on the overall development site from 350 dwellings to 348 dwellings.

In January 2013, planning permission was granted under application no: 2012/1477 for the substitution of house types on plots 97, 98, 114, 115 and 123-126, with the deletion of plots 99-101 and 113. This permission had the effect of reducing the number of dwellings on this part of the site from 9 dwellings to 8 dwellings, and reduced the total number of dwellings on the overall development site from 348 dwellings to 347 dwellings.

In January 2013, planning permission was granted under application no: 2012/1478 for the substitution of house types on plots 90-95. This permission had the effect of reducing the number of dwellings on this part of the site from 9 dwellings to 6 dwellings, and reduced the total number of dwellings on the overall development site from 347 dwellings to 344 dwellings.

In March 2013, planning permission was granted under application no: 2012/1408 for the substitution of house types on 24 of the 61 plots to which this application related (plots 205-248, 259, 275-279, 286-292 & 357-360), with the deletion of 2 plots, finished floor levels and revisions to plots 205 and 360. This permission had the effect of reducing the number of dwellings on this part of the site from 61 dwellings to 59 dwellings, and reduced the total number of dwellings on the overall development site from 344 dwellings to 342 dwellings.

In May 2013, planning permission was granted under application no: 2013/0257 for the substitution of house type on plot 4.

Proposed Development

Full planning permission is now sought for a substitution of house types on 25 plots which comprise the application site, with alterations to the finished floor levels.

This application would not affect the number of dwellings on this part of the site, so the total number of dwellings on the overall development site would remain at 342 dwellings.

When compared with the dwellings previously approved under application no: 2010/0437, the main changes can be described as follows:

- Some plots re-orientated & re-positioned
- Alterations to the external appearance & materials
- 2 three bedroom semi-detached, instead of none
- No four bedroom semi-detached, instead of 8
- 6 three bedroom detached, instead of none

There are still 15 four bedroom detached dwellings and 2 five bedroom detached dwellings.

There are no affordable houses to be provided within this part of the development.

The new house types on these plots are still traditional in design, but have changed from a Victorian style finish used in earlier phases of the development to a more Georgian style, as previously approved in the revisions to phase 2. The proposed dwellings would be either two or two and a half storeys in height.

The proposed two storey dwellings would have eaves heights of 5 or 5.25 metres and ridge heights ranging between 8 to 9 metres and the proposed two and a half storey dwellings would have a maximum eaves height of 5.5 metres and a maximum ridge height of 9.5 metres. This is a similar range of heights to the development as previously approved.

There are only minor changes to the approved road layout and the proposed dwellings would have off-street parking provision on driveways and garages.

Details of proposed 1.8 metres high screen walls to some plots have also been provided.

The application is accompanied by an Addendum to the Design and Access Statement submitted with the previous reserved matters application.

Details of any minor amendments to address the issues raised by the Highway Authority or any additional details to avoid the need for conditions, will be reported verbally.

Consultations

Site notices have been posted and the application has been publicised in the local press. I have received no representations in response.

Nottinghamshire County Council (Highway Authority) – objected to the application as originally submitted because a screen wall obstructed visibility and the layout, length and width of some of the private drives serving the proposed dwellings were not acceptable.

These points have been drawn to the attention of the applicant and details of any minor amendments to address these, together with any further observations from the Highway Authority will be reported verbally.

The Highway Authority also advises that the proposed bollards on the footway fronting plot 335 would be subject to a commuted sum charge.

Nottinghamshire County Council (Planning Policy) – no observations.

Urban Design & Conservation Consultant – no design issues with house type substitutions.

Housing Strategy - no comments.

Public Protection – no further comments.

Environment Agency – no comments.

Severn Trent Water – no objection.

Planning Considerations

As with previous applications to substitute house types within this development, the main planning considerations are whether the proposed development would still make an effective and efficient use of land and whether the proposed changes are acceptable having regard to design, highway safety and residential amenity.

Other considerations relate to the need to abide by the requirements of the original Section 106 Agreements and any relevant planning conditions.

National planning policy guidance is set out in the National Planning Policy Framework (NPPF), at the heart of which is a presumption in favour of sustainable development. The following core planning principles of the NPPF are relevant to this planning application:

- 7. Requiring good design (paragraphs 56-68)

Locally, the following saved policies of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008) are relevant to this planning application:

- Policy ENV1 – Development Criteria
- Policy C2 – Community Facilities for New Development
- Policy H2 – Distribution of Residential Development
- Policy H4 – Stockings Farm
- Policy H8 – Residential Density
- Policy H16 – Design of Residential Development
- Policy H18 – Affordable Housing
- Policy R3 – Provision of Open Space with New Residential Development
- Policy T1 – New Developments – Developer Contributions

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents (ACSSD) which it considers to be sound and ready for independent examination. Consequently, Gedling Borough Council, in determining planning applications may attach greater weight to the policies contained in the ACSSD than to previous stages, as it is at an advanced

stage of preparation. The level of weight given to each policy will be dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given), and is explored further in the Introduction Report.

The following emerging planning policies are most relevant to this planning application:

- Policy 8 – Housing Size, Mix and Choice
- Policy 10 – Design and Enhancing Local Identity

Effective & efficient use of land

The relevant planning policies that need to be considered in relation to how well the development makes effective and efficient use of land are set out in Policies H4 and H8 of the RLP and Policy 8 of the ACSSD.

Policy H4 of the Gedling Borough Local Plan indicates that the Stockings Farm development should provide for 390 dwellings. However, at the time that the reserved matters application no: 2010/0437 was determined, consideration was given to the gradient of the site and also to its relationship to the Mansfield Road quality public transport route. In light of these considerations, it was agreed that a development of 360 dwellings at an overall density of approximately 34 dwellings per hectare was acceptable.

The decision for application no: 2010/0437 also identified that the correct density for the site in policy terms was 30 dwellings per hectare (which equates to 318 dwellings), as no account should be taken of the proximity of the site to the Mansfield quality public transport route, given that the route to this is unlit and unpaved and it was not proposed to be improved. It would therefore be difficult to justify the refusal of planning permission for applications which would result in a total dwelling figure of 318 or above.

As set out in the planning history above, the numbers of dwellings to be provided on the site has subsequently been reduced from 360 to 342. There has therefore been a history of not applying Policy H4 in relation to this site, on the basis that other material considerations have indicated otherwise.

The latest changes to the proposed layout, as a consequence of this application, would not reduce the number of dwellings to be provided on the whole site any further, so the overall density would remain at approximately 32 dwellings per hectare and a net density of approximately 36 dwellings per hectare. This is in accordance with Policy H8 of the RLP, which states that on all sites of 0.4 hectare and above, planning permission will not be granted for residential development with a net density of less than 30 dwellings per hectare, unless physical constraints are demonstrated.

Policy 8 of the ACSSD requires that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. Affordable housing will be required in new residential developments on appropriate sites.

The current proposal incorporates alterations to the mix of open market housing, providing an increase in the total number of detached dwellings and a consequent reduction in semi-detached properties, but providing 8 three bedroom properties as well as the previously approved 4 and 5 bedroom properties. The scheme therefore provides a better mixture of 3, 4 and 5 bedroom dwellings and no affordable houses were previously proposed on this particular part of the site. As such, I consider that this accords with the requirements of Policy 8 of the ACSSD.

Design

The relevant planning policies that need to be considered in relation to design are set out in Policies ENV1 and H16 of the RLP, Section 7 of the NPPF and Policy 10 of the ACSSD.

Policy ENV1 and H16 of the RLP both ask for development to have regard to the appearance/surroundings of the area and to not adversely affect it in terms of its scale, bulk, form, layout and materials. Policy H16 also requires dwellings to be sited and designed to relate to each other and for residential development to be laid out and designed so as to reduce crime.

Policy 10 of the ACSSD requires all new development to be designed to a high standard and sets out in detail how this should be assessed. All new development should make a positive contribution to the public realm and sense of place and create an attractive, safe, inclusive and healthy environment. The most relevant design elements in this instance include the site layout, appearance and the incorporation of features to reduce opportunities for crime and anti-social behaviour.

The proposed dwellings have been sited and designed so as to relate to each other and to other new dwellings around this part of the whole site. The current proposals do not propose any significant alterations to the road design and layout as previously approved. The proposed dwellings would face onto the approved areas of open space to the east and west, which would still provide a sense of surveillance to the public realm via active frontages, which is a basic principle of Secured by Design.

Pedestrian access from the Stockings Farm development via the existing public rights of way which connect with Churchmoor Lane has been an integral part of the proposed development since the Development Brief was adopted in January 2006.

As such, I am satisfied that the proposed development would have regard to the appearance of the area, in accordance with Policies ENV1 and H16 of the RLP, and has been designed so as to discourage the potential for crime and disorder in the area in accordance with the aims of section 17 of the Crime and Disorder Act 1998, Policy ENV16 of the RLP and Policy 10 of the ACSSD.

In my opinion, the proposed development would establish a strong sense of place, using streetscapes and buildings to create an attractive and comfortable place in which to live and visit, in accordance with the aims of paragraph 58 of the NPPF and Policy 10 of the ACSSD.

Highway Safety

As the internal road layout serving this part of the development site remains virtually the same as that previously approved under reserved matters application no: 2010/0437, the main highway issues relate to whether the applicant is able to address the points raised by the Highway Authority, which I will report verbally, and whether the proposed car parking arrangements are acceptable.

The relevant planning guidance that needs to be considered is the Borough Council's 'Parking Provision for Residential Developments' Supplementary Planning Document (SPD), May 2012, although I am mindful that the previous layout was assessed under a different parking regime, based on maximum standards.

A total of 83 allocated parking spaces would be provided as part of the revised layout and new house types. Having regard to the SPD, this level of allocated off-street parking provision would not give rise to any unallocated demand for on-street parking spaces, although this could be accommodated easily, without causing any adverse impact on the free-flow of traffic, due to the width of the roads serving this part of the development. As such, the proposed development is in accordance with the SPD.

Residential Amenity

The relevant planning policies which need to be considered in relation to residential amenity are set out in Policies ENV1 and H16 of the RLP and Policy 10 of the ACSSD.

Policy ENV1 of the RLP states, amongst other things, that planning permission will be granted for development provided that it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated. This is reflected more broadly in Policy 10 of the ACSSD.

Policy ENV1 and H16 both require development to have regard to the appearance/surroundings of the area and to not adversely affect it in terms of its scale, bulk, form, layout and materials. Policy H16 also requires dwellings to be sited and designed to relate to each other.

None of the plots on which it is proposed to substitute the previously approved house types, or slightly re-site the proposed dwellings, are located directly adjacent to any of the previously dwellings within this part of the site, being separated from these by roads or public open space.

In my opinion, therefore, the layout and house types now proposed would result in a development which would still relate well to the dwellings previously approved. As such, I am satisfied that the form and layout of this part of the development as now proposed would not have any significant adverse effect on other new dwellings around this part of the whole site or the area in general and would comply with the requirements of Policies ENV1 and H16 of the Replacement Local Plan and Policy 10 of the ACSSD.

Planning Obligations & Conditions

The planning obligations set out in the Section 106 Agreements entered into with the Borough Council and County Council, and which are linked to outline planning permission no: 2005/0925, still need to be met. As with previous applications for the substitution of house types, implementation of the current development will therefore need to abide by the requirements of these Section 106 Agreements, in relation to open space, affordable housing, health care facilities, education facilities and integrated transport measures.

The re-application of the terms of the original obligations, as appropriate, would accord with Policies T1, C2, R3, H2 & H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 & the Supplementary Planning Documents in relation to Open Space Provision and Affordable Housing. I consider that the imposition of a suitable condition requiring a planning obligation to this effect would be an appropriate mechanism by which to achieve this.

It is also recommended that a condition be imposed to ensure that all the details required to be approved by condition under application nos. 2005/0925 and 2010/0437 will remain applicable and of effect, insofar as they relate to this part of the overall site. This would mean that the details already agreed, such as drainage, would be carried forward, should permission be granted for the current proposal. With regards to potential contamination of the site, I am mindful that the previously submitted details, showing the agreed area where gas protection was required, sits outside the area under consideration in this application.

Conclusion

The planning considerations set out and discussed above indicate that the proposed development would accord with the relevant national and local planning policies.

Recommendation: GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be built in accordance with the approved House Types DH304GE-2, DH313CD-2, DH313CDW-2, DH330G-2, DH400G-2, DH402G-2, DH404G-2, DH413G-2, DH416G-2, DH417G-2, DH418G-2; DH419G-2, DH428G-2, DH501G-2 and DH516G-2; Garage Types DG1, DG2-S, DG3-S, DG4-S and DG14-S, deposited on 12th March 2013; and the revised Planning Layout ER/1042-03 Rev A, received on 22nd April 2013.

3. All details approved by pre-commencement condition, or conditions requiring pre-occupation details, under application nos: 2005/0925 & 2010/0437, other than details being dealt with by condition under this application, shall remain applicable and of effect.
4. No part of the development hereby approved shall be first occupied until a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 has been entered into by all persons with a relevant interest in the site and lodged with the Borough Council to re-apply, as appropriate, the terms of the original planning obligation attached to outline planning permission no: 2005/0925 and the Borough Council as local planning authority has notified in writing the persons submitting the same that they are to the Borough Council's approval.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the finished floor levels of the plots hereby permitted in relation to existing levels. The development shall then be completed in accordance with the approved details.
6. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure, including retaining walls, to the individual plot boundaries. The development shall then be completed in accordance with the approved details.
7. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the proposed means of surfacing of the access roads, private drives, pathways and other unbuilt on portions of the site. The development shall then be completed in accordance with the approved details.
8. Before any part of the development hereby approved is first occupied there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted.
9. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

10. The garages shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling houses which they serve. They shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in writing by the Borough Council as local planning authority.
11. No additional windows shall be inserted in the east facing, first floor, side elevations of the dwellings hereby permitted on plots 330, 331 and 327 at any time.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. For the avoidance of doubt.
4. To secure the provision of contributions towards public open space, affordable housing, health care facilities, education facilities and integrated transport measures in accordance with Policies T1, H2, C2, R3 and H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and the Supplementary Planning Documents in relation to Open Space Provision and Affordable Housing.
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
6. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
9. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
10. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

11. To protect residential amenity in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed substitution of house types would achieve an effective and efficient use of land that would have regard to the appearance of the area and would have no significant adverse impact on highway safety or residential amenity. The proposed development meets with the fundamental aims of the National Planning Policy Framework and Policies ENV1, C2, H2, H4, H8, H16, H18, R3 and T1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords with the aims of Policies 8 and 10 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.

Notes to Applicant

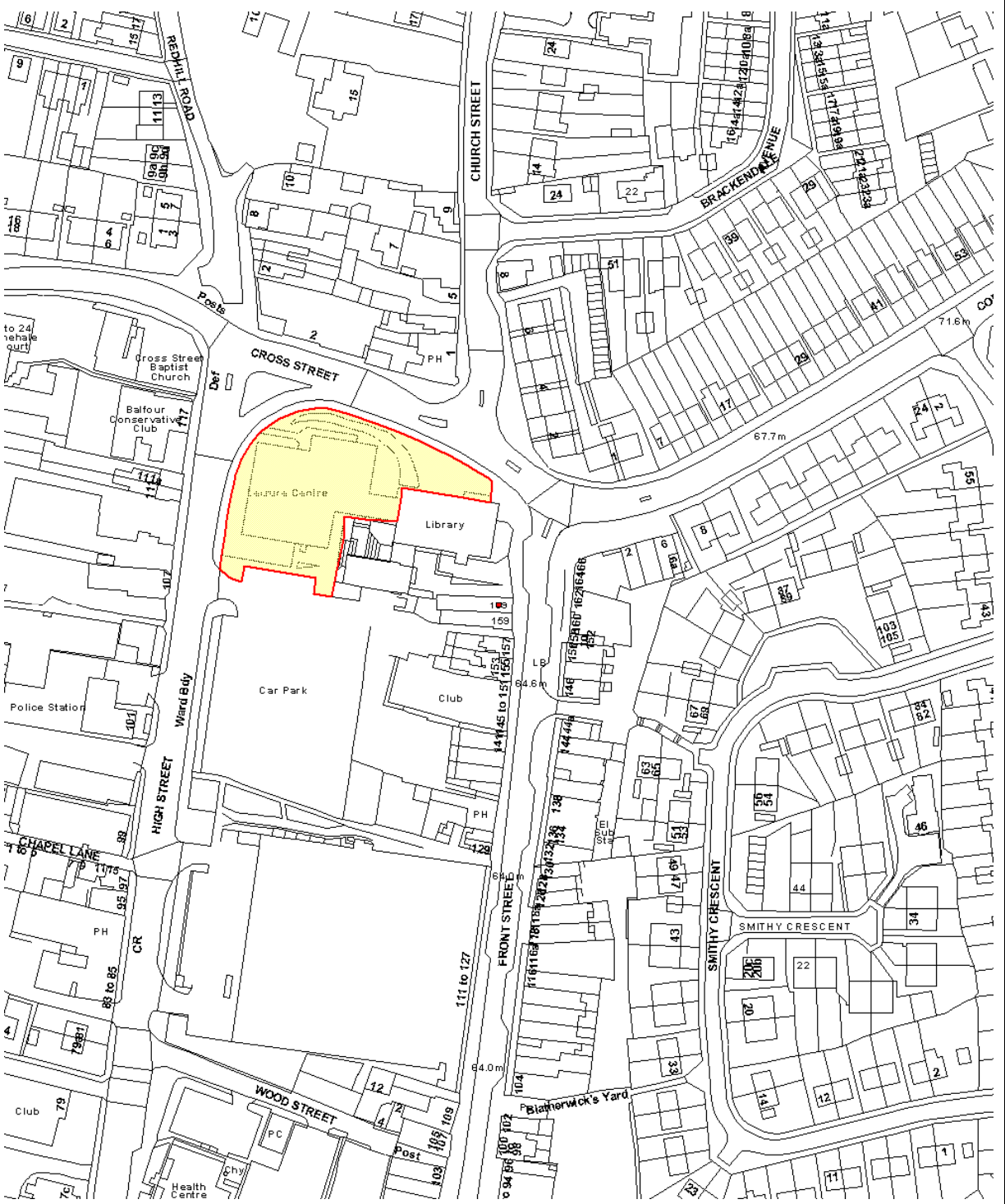
Your attention is drawn to the attached comments from Nottinghamshire County Council as Highway Authority.

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

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

Planning Report for 2013/0620

Location :	Arnold Leisure Centre 161 Front Street Arnold
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NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site
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APPLICATION NO: 2013/0620

LOCATION: Arnold Leisure Centre 161 Front Street Arnold Nottingham

PROPOSAL: Proposed new single storey flat roof extension to leisure centre to provide additional foyer/reception/admin space. including removal of two existing trees. Extension includes new permanent pergola entrance feature/structure. Installation of new external air handling ventilation unit at ground floor level enclosed by permanent 2.4m high fencing and double access gates/additional hardstanding. Improvements to existing retained soft/hard landscaping to leisure centre site / perimeter.

APPLICANT: Mrs Paula Darlington

AGENT: Mr Richard Crowson

This application has been made by Gedling Borough Council to be considered at Planning Committee on 17th July 2013.

Site Description

This application relates to the Arnold Leisure Centre, a flat roofed brick \ sectional concrete building of approximately three storey height accommodating the public swimming pool and theatre. The Leisure Centre is situated at the junction of High Street and Cross Street on the periphery of Arnold Town Centre within the Secondary Shopping Area. The site is immediately adjoined to the east by the Arnold Library, a brick flat roofed building and to the south by a public car park linked to the Leisure Centre by pedestrian access. To the north of the site are residential properties and to the west a variety of business, leisure and residential premises.

Proposed Development

Full planning permission is sought for:-

- the erection of a single storey predominantly glazed extension to the main entrance/reception area which would have a powder coated frame and fascia. This measures 8.2m in depth and 8.3m in width, including a louvered canopy, and has a flat roof with a height of 2.1m;
- the erection of a 'pergola' entrance feature to the entrance which measures 7.5m in depth and 2m in width and 2.1m in height; and
- the installation of an air handling/ventilation unit to the rear of the building. The unit has maximum dimensions of 3.05m width, 1.85m depth and 1.35m height. It would be enclosed by timber vertical boarding fencing which measures 4.25m in depth, 5.45m in width and 2.4m in height. A detailed

manufacturer's specification in relation to the air handling/ventilation unit has been deposited with the application.

A Design and Access Statement has been submitted with the application which outlines the context of the application site and the existing building and the design approach and principles of the proposal.

Additional details in relation to noise levels associated with the air handling/ventilation unit have been deposited on the 27th June 2013.

Consultations

The statutory consultation period for representations is until midnight 5th July 2013.

Nottinghamshire County Council (Highway Authority) – Any comments received will be verbally reported to Planning Committee.

Environment Agency – No comments are raised.

Nottinghamshire County Council (Arboricultural Officer) – Any comments received will be verbally reported to Planning Committee.

Public Protection – It is considered that it is unlikely that there will be any adverse environmental protection issues associated with this development.

Any further comments received will be verbally reported to Planning Committee.

Police Architectural Liaison Officer – Any comments received will be verbally reported to Planning Committee.

Urban Design Officer – No issues are raised.

Adjoining neighbours have been notified of the proposal and site notices have been posted - One email has been received which expresses the following concerns:-

- the arrangements as shown on the deposited plans would not improve the congestion experienced in the reception areas at busy times;
- vending machines are not indicated on the plans which would show how limited the space is;
- potential impact of resiting the vending machines on the visual aspect from the building approach;
- the proposed air handling unit appears to be at ground floor level in line with the stage area in close proximity to the theatre fire exit doors which would raise noise issues;
- consideration should be given to any signage which should also include the siting of notice boards for displaying forthcoming events; and
- no theatre user has been consulted on the proposals or any theatre matters since January 2013.

Any further comments received will be verbally reported to Planning Committee.

Planning Considerations

In my opinion the main planning considerations in the determination of this application are:-

1. the impact of the proposal on the immediate site and its surroundings; and
2. the impact upon neighbouring amenity.

At a national level the most relevant parts of the National Planning Policy Framework (NPPF) 2012 are:-

1. Requiring good design (paragraphs 56, 57, 61, 63 and 64); and
2. Promoting Healthy Communities (paragraphs 69 and 70).

At a local level the following policies of the Gedling Borough Replacement Local Plan are also relevant to the determination of this application:-

1. ENV1- Development Criteria.

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the Aligned Core Strategy Submission Documents than to previous stages, as it is at an advanced stage of preparation. The level of weight given to each policy will be dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). It is considered that the following policy is also relevant in this instance:

Policy 10: Design and Enhancing Local

Impact upon the site and the immediate surroundings

Paragraphs 56 and 57 of the NPPF emphasises the importance of considering design when determining planning applications and states;

‘The Government attaches great importance to the design of the built environment Good design is a key aspect of sustainable development, is indivisible from good planning and contribute positively to making places better for people.’

‘It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.’

Paragraph 64 of the NPPF identifies that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions.

Criterion a. of Replacement Local Plan Policy ENV1 reflects this guidance and requires that development should be of a high standard of design, having regard to the appearance of the area and does not adversely affect the appearance of the area by virtue of its form, layout or materials.

Criterion 1a) and b) of Policy 10 of the ACS outlines that development should be designed to make a positive contribution to the public realm and should create an attractive environment. Criterion 2 b), d) and e) of this policy requires that development should be assessed in terms of its treatment of permeability and legibility, massing, scale and proportion and materials architectural style and detailing.

I consider that the proposed extension and pergola to the existing main entrance are of acceptable design, scale and appearance. I am mindful that the existing Leisure Centre building is typical of its age and function in terms of design and external materials. The proposed extension and pergola would, in my opinion, enhance the appearance of the building, introducing a more contemporary feature to the main entrance which would not compete with but would sit well within the context of the Leisure Centre complex and its wider town centre setting.

With regards to the proposed air handling unit I am satisfied that given its siting, scale and means of enclosure it would not have any undue impact upon the character and appearance of the Leisure Centre nor the wider streetscene.

I note that two trees in a raised planter are to be removed to facilitate the proposal. I am of the view that the trees to be removed do not make such a significant contribution to the public realm that their loss would unduly impact upon the character or appearance of the application site or its wider setting. The retention and maintenance of the existing soft landscaping around the building will further safeguard the visual appearance of the site within the streetscene.

Taking these considerations into account I am of the opinion that the proposed development would visually improve the appearance of the building and that it would sit well within the context of the site and the wider Secondary Shopping Area and Town Centre.

Impact Upon Neighbouring Amenity.

Criterion b. of Replacement Local Plan Policy ENV1 identifies that permission will not be granted for development that would have a significant adverse effect upon the amenities of adjoining occupiers or the locality in general by virtue of the level of activities on the site or the level of traffic generated.

Furthermore criterion 2f) of Policy 10 of the ACS outlines that in assessing development consideration should be given to impact upon the amenity of nearby residents or occupiers.

Given the siting and scale of the proposed extension and pergola I am satisfied that there would be no undue impact upon the amenity of adjoining properties.

I am mindful that residential properties exist on the opposite side of Coppice Road and High Street. However, I note the comments of Public Protection and given the

distance between the proposed air handling/ventilation unit and that the site is separated from these residential units by busy classified roads, I am satisfied that the proposal would not result in any adverse impact upon the amenity of the occupiers of these dwellings nor the occupiers of nearby commercial buildings.

Other matters

Paragraph 69 of the NPPF identifies that planning decisions should aim to achieve safe and accessible developments containing clear and legible pedestrian routes and high quality public spaces which encourage the use of public areas where crime and disorder and the fear of crime does not undermine the quality of the area.

Criterion 2 b) and g) of policy 10 of the ACS also outlines that development should provide permeability and legibility for clear and easy movement should incorporate features to reduce opportunities for crime and the fear of crime and disorder and anti social behaviour.

This guidance is reflected in criterion c. and d. of Replacement Local Plan policy ENV1.

I consider that the proposal would enhance the existing pedestrian access into and out of the site and that the proposed extension and the pergola feature to the entrance would create a clear focal point directing members of the public towards the main entrance of the Leisure Centre serving both the theatre and the swimming pool facility.

I am also mindful that the proposed extension would enlarge and enhance the existing main entrance facilities shared by the public swimming pool and the theatre and improve circulation within the foyer area within the Leisure Centre.

I am therefore satisfied that the proposal would improve the existing pedestrian routes both into the leisure centre and also around the wider public realm.

I consider that the glazed design of the proposed extension to the main entrance would allow clear views into the building and also allow surveillance out towards the public realm. I am of the view that this would assist in the prevention of the likelihood of crime and anti social behaviour occurring.

I note the concerns received with regards to reducing congestion in the reception area at busy times when both the swimming pool and theatre are in use. The internal layout of the extended reception area is not a material planning consideration in the determination of this application.

I also note the comments with regards to signage and notice boards. These matters would be dealt with under a separate Advertisement Consent application.

With regards issues raised in relation to the consultation process, planning legislation for publicising applications of this type requires either a site notice or neighbour notification letter as outlined in the Town and Country Planning (General Development Procedure) Order 1995 as amended by the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

Properties which share a boundary with the application site were notified by letter and site notices was posted. I am therefore satisfied that the statutory consultation requirements were undertaken with this application and that the publicity method used was appropriate and commensurate with the development proposed.

Conclusion

Taking the above considerations into account I am of the opinion that the proposed development is of appropriate scale, design and appearance which sits well within the streetscene and the wider Town Centre setting and that it would have no undue impact upon the nearby properties.

The proposed development therefore accords with the aims and objectives of the NPPF (2012), the ACS and Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2008) and I recommend that planning permission be granted subject to the conditions listed below and providing that no additional representations are received. The Planning Committee will be verbally advised of any further representations received and whether these raise any further material planning considerations.

Recommendation: Planning permission be granted subject to the following conditions:-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved plans (Drawing no.PL 04 and PL 06) deposited on the 10th June 2013.
3. The air handling/ventilation unit hereby approved shall be installed in accordance with drawing no.s PL 04, PL 06 and M/SK-01 and the Flaktwoods system details and specifications deposited on the 10th June 2013 and 27th June 2013. A air handling/ventilation system that accords with the submitted details and specifications shall thereafter be retained in working order at all times for the lifetime of the development.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. For the avoidance of doubt.

Reasons for Decision

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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

Planning Report for 2013/0618

Location : 7 Aylesham Avenue Arnold Nottingham



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APPLICATION NO: 2013/0618

LOCATION: 7 Aylesham Avenue Arnold Nottingham NG5 6PX

PROPOSAL: Single storey front and two storey side extension

APPLICANT: Mr & Mrs Mark Pentlow

AGENT: Paul Johnson

This item is brought to Committee as the applicant is an employee of Gedling Borough Council.

Site Description

The application site, no.7 Aylesham Avenue, relates to a detached 2 storey property on the southeast side of highway, within the urban residential area of Arnold. The property is set back from the highway with an area of vehicle hardstanding leading to an attached flat roof garage adjacent to the east side boundary of the site. The immediate streetscene is defined by similar detached 2 storey dwellings. The closest residential neighbours to the application site are no's 5 and 9 Aylesham Avenue to the east and west respectively.

Proposed Development

Planning permission is sought for the construction of a single-storey front extension and a two-storey side extension.

The side extension would be sited in the location of the existing attached flat roof garage. The two storey extension would project from the side elevation of the existing property by 2.79 metres with a depth of 7.93 metres. The extension would have a pitched roof with ridge and eaves heights of 7.1 metres and 4.9 metres respectively.

The development would incorporate single-storey elements to the front and rear elevations. The single-storey rear extension would project from the rear of the dwelling by 0.57 metres incorporating a mono pitched roof with a ridge height of 2.85 metres. The front extension would project from the front elevation by 1.24 metres incorporating a mono pitched roof with a ridge height of 3.2 metres.

Consultations

Neighbouring Properties were notified and a Site Notice posted. The statutory consultation period for representations is until midnight 12th July 2013 and any consultation responses will be reported verbally at Committee.

Nottinghamshire County Council (Highway Authority) – Referred the application to Standing Advice.

Planning Considerations

The main planning considerations in the determination of this application are whether the proposed development would have a material impact on the character and appearance of the site and the wider streetscene and whether the proposal would have an adverse impact on the amenities of neighbouring properties. The impact on highway safety will also need to be formally assessed.

At the national level the National Planning Policy Framework (March 2012) 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.

At the local level the following saved policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are relevant:

- ENV1 – Development Criteria
- H10 – Extensions

Under the Local Plan development should be of a high standard of design and extensions to dwellings should be in keeping with the scale and character of the existing dwelling and should not cause unacceptable harm to the amenity of neighbouring residents. Appropriate parking provision should be made.

In my opinion the proposed extensions are of a size and design in keeping with the existing dwelling and its wider setting and would have no undue impact on the character of the area.

I note that the blank elevation wall of the neighbouring property faces the application site. I am satisfied, given the relationship between the application site and neighbouring property that the proposed development would have no undue overshadowing, overbearing or overlooking impact on neighbouring amenity.

I note that the proposed extension would result in an additional bedroom serving the property and therefore a total of 4 bedrooms. The proposal also makes provision for an integral garage. On street parking is also available. The Borough Council's Parking Provision for Residential Properties Supplementary Planning Document (SPD) states that extensions to dwellings that result in an increase in the number of bedrooms should take into account the parking requirement set out in the SPD and that planning permission should not be granted for extensions that result in a loss of parking provision below this requirement. I note that the SPD requires 2 no. off street parking spaces for dwellings with 4 or more bedrooms in the urban area. I note that the proposal would still allow for 2 no. vehicles to be parked off street and the parking provision provided would meet the minimum requirements of the SPD.

I note that when referring the Highway Authority Standing Advice there is a requirement for 5.5 metres of hardstanding to the front of an 'up and over' garage door to allow for a vehicle to safely park away from the adjoining highway. I note that proposed development accommodates 5.5 metres of existing hardstanding to the front of the proposed development and as such conforms to the advice contained within the Highway Authority Standing Advice.

Given the above considerations I am satisfied that the proposed development would have no undue impact on the character of the area, on the amenity of neighbouring residential properties or on highway safety. In my opinion the proposed development accords with the aims of Policies ENV1 and H10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and recommend that planning permission be granted.

Recommendation: GRANT PLANNING PERMISSION subject to no further representation being received that raise material planning considerations and the following conditions;-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted plans received on the 10th June 2013, drawing no's 213:18:1 and 213:18:2.

Reasons

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

Reasons for Decision

Notes to Applicant

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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

Planning Report for 2013/0523

Location : 3 Loxley Meadow Burton Joyce Nottinghamshire



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APPLICATION NO: 2013/0523

LOCATION: 3 Loxley Meadow Burton Joyce Nottinghamshire NG14 5ET

PROPOSAL: Retain Gate as installed.

APPLICANT: Mr Richard Nicholson

AGENT:

The application comes before the committee due to the applicant for the development being an elected member of the Borough Council.

Site Description

The application site relates to a modern detached dwelling, located at the end of cul-de-sac within the established urban area of Burton Joyce. The application dwelling has a block paved forecourt at the front of the site which is accessed via a set of black painted metal entrance gates. There is a small brick wall with black painted railings on top running along part of the front boundary of the site adjacent to the entrance gates. The closest neighbouring properties to the application dwelling are 4 Loxley Meadows immediately to the north-west and 1 Loxley Meadow immediately to the north-east which are both modern properties and 5 Park Avenue located immediately to the rear of the site.

Proposed Development

The proposal seeks retrospective planning permission for the existing entrance gates at the site. Permission is required for this development due to the maximum height of the gates which is set at over 2 metres.

The entrance gates have a maximum height of 2.2m in the centre, reducing down to below 2m either side and span a width of 6m. The gates are electronically operated and slide behind the brick wall to allow access into the site.

Consultations

The statutory consultation period runs until 22nd July. Any consultation responses received between the time of writing the report and the committee meeting will be announced verbally at the meeting.

Planning Considerations

The main planning issues involved in the determination of this application are whether the development has a material impact on the character and appearance of the site and wider street scene and whether the development has an adverse impact on the amenities of neighbouring properties. The impact on highway safety also needs to be formally assessed.

The main local planning policy guidance for this application comes from Policy ENV1 (Development Criteria) of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

Policy ENV1 state;

Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:-

- a. it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- b. it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated;
- c. development proposals are to include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles. In this regard, particular attention will be paid to the needs of disabled people, cyclists, pedestrians and people with young children;
- d. it incorporates crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, defensible space and well considered layouts and landscaping;
- e. it does not prejudice the comprehensive development of a development site, and
- f. it incorporates best practice in the protection and management of water resources.

In taking account of the open design of the entrance gates which allow views into the site, I am satisfied that the development does not appear unduly bulky and is visibly acceptable within the street scene. I therefore consider that the development does not have any material impact on the character and appearance of the site or wider street scene.

I am also satisfied due to the nature of the development and relationship with the closest neighbouring properties that the development does not have any material impact on neighbouring residential amenity.

I consider there to be ample space for vehicles to stand clear of the gates whilst they in operation both directly outside and within the application site. I am also satisfied that the development does not have impact on the off street parking amenity at the site. I therefore consider the proposal to not have any highway safety implications.

Given the above, I am satisfied that the proposal accords with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved

Policies 2008) I therefore recommend that planning permission be granted subject to the conditions listed below. The Planning Committee will be verbally advised of any further representations received and whether they raise any further material planning considerations.

Recommendation: Grant Conditional Planning Permission, subject to the following planning conditions;

Conditions

1. This permission relates to the development as shown on the submitted photographs received by the Borough Council on the 8th May 2013.

Reasons

1. For the avoidance of doubt.

Reasons for Decision

The development has no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal therefore accords with Policy ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

Planning Report for 2013/0551

Location :

27 Bennett Road Mapperley Nottinghamshire



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APPLICATION NO: 2013/0551

LOCATION: 27 Bennett Road Mapperley Nottinghamshire NG3 6BP

PROPOSAL: Demolish existing conservatory and replace with UPVC on existing brick base

APPLICANT: Mr R Collis

AGENT:

This application comes before committee as the applicant is an elected member of the Borough Council.

Site Description

The application site relates to 27, Bennett Road, Mapperley a traditional two storey detached property on a corner plot with Sandford Road and within the established urban area of Mapperley. There is an existing mono-pitch conservatory located on the side elevation facing 29 Bennett Road. There is also a hard surfaced a driveway which leads to a detached garage at the front of the site.

Proposed Development

The proposal seeks planning permission for the replacement of the existing conservatory at the site with a new conservatory. The proposed conservatory would measure 2.3m in projection and 5.2m in length. The roof design would be mono-pitched with a maximum height of 3.6m and an eaves height 2m. The proposed conservatory would be predominately glazed with a small brick wall running along the bottom of each elevation.

Consultations

Neighbours – The application has been advertised on site. The consultation period expires on the 9th July 2013. Any written representations received shall be announced verbally at the meeting.

Planning Considerations

The main planning issues involved in the determination of this application are whether the proposed development would have a material impact on the character and appearance of the site and wider street scene and whether the proposal would have an adverse impact on the amenities of neighbouring properties. I am satisfied that there are no material highway safety implications to consider within this application.

The main local planning policy for this application comes from Policy H10 (Extensions) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Policy H10 states:

'Within the urban area and defined village envelopes planning permission will be granted for extensions to dwellings provided:-

- a. The appearance of the proposal is in keeping with the scale and character of the dwelling to be extended and its wider setting and
- b. The proposal would not cause unacceptable harm to the amenities of nearby residents.'

I am mindful that the proposed conservatory is located in the same position and is of very similar dimensions to the existing conservatory at the site. I therefore consider that whilst the proposed conservatory would be visible from the adjacent streetscene, I am satisfied that the proposal would not result in any material impact on the character and appearance of the site or wider locality over the existing situation.

I am also satisfied, due to the nature of the development and the relationship with the closest neighbouring properties that the proposal would not result in any material impact on neighbouring residential amenity.

Given the above, I am satisfied that the proposal accords with the aims of Policy H10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008). I therefore recommend that planning permission be granted subject to the conditions listed below and providing that no additional representations are received. The Planning Committee will be verbally advised of any further representations received and whether they raise any further material planning considerations.

Recommendation: Grant Conditional Planning Permission subject to the following conditions;

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the approved plans received by the Borough Council on the 16th May 2013.

Reasons

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

Reasons for Decision

The proposed development results in no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal therefore accords with Policy H10 (Extensions) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

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

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

ITEM FOR DECISION

Application No: 2013/0611 (Footpath Diversion)
Location: Land Surrounding 315 Spring Lane
Proposal: Footpath diversion as shown on drawing TWY007/LOC03 Revision B, diversion through new development

Purpose of Report

This item is brought to Committee to request authorisation from Planning Committee to make an order and carry out the necessary consultations to consider a diversion to Carlton Footpath No.1, pursuant to Section 257 of the Town and Country Planning Act 1990, in respect to land surrounding 315 Spring Lane, Mapperley.

Site Description

The application relates to Carlton footpath 1 located on land at surrounding 315 Spring Lane, Mapperley. The affected part of Footpath 1 measures approximately 350 metres in length.

Relevant Planning History

Outline Planning Permission for a residential development was granted in September 2010 (Planning ref. 2007/0748) The principle to divert Carlton Footpath no.1 was established at outline planning permission stage.

Subsequently reserved matters were approved in March 2011 for the erection of 147 dwellings under planning ref: 2010/1022. The development of the site for 147 dwellings under planning ref.2010/1022 was subsequently commenced.

As part of the reserved matters approval an area of Public Open Space was approved as well as a 'green link' footpath between former colliery land to the south east and Ashwater Drive to the north-west boundary. The Rights of Way Officer was consulted as part of the application and concluded that the proposed layout was acceptable in terms of the public footpath (Carlton Footpath no.1) which passes through the site.

An application to divert Carlton Footpath No.1 was brought to Committee on 8th May 2013 to make an order to divert the footpath to enable an authorised development to commence. The Committee resolved to reject the proposed diversion on the grounds that it would be contrary to public safety and would not be an accessible route which would promote public transport. The application was subsequently withdrawn.

Proposed Route

The Borough Council has received a revised application for the diversion of Carlton Footpath 1 which seeks to address the issues raised by Planning Committee on 8th May 2013.

The proposed diversion would result in Footpath 1 taking a route mainly aligned with the new highway through the residential development 'Lime Tree Gardens'. Towards the south of the site the realigned footpath would follow the footpath link on the approved planning layout which sits between Plots 19, 20 and 21 on the development and joins the north east side of Ashwater Drive adjacent to the boundary with no.11 Ashwater Drive. The revised route crosses the highway adjacent to the footpath link to Ashwater Drive. The revised footpath then takes an alternative route along the end of the cul-de-sac away from no.11 to create access on the opposing side of the cul-de-sac. The route would provide the same level of access to public transport as the previous route.

The plans also show a green footpath link to the future Country Park.

Planning Considerations

Section 257 of the Town and Country Planning Act 1990 states that a competent Authority may by order authorise the stopping up or diversion of any footpath if they are satisfied that it is necessary to do so in order to enable development to be carried out in accordance with a planning permission. The procedure for doing so is set out in Schedule 14 of the Town and Country Planning Act 1990.

S7.15 of the Rights of Way Circular (1/09) advises that in the making of an order for the diversion of a Public Right of Way to enable approved development: -

'The local planning authority should not question the merits of planning permission when considering whether to make or confirm an order, but nor should they make an order purely on the grounds that planning permission has been granted. That planning permission has been granted does not mean that the public right of way will therefore automatically be diverted or stopped up. Having granted planning permission for a development affecting a right of way however, an authority must have good reasons to justify a decision either not to make or not to confirm an order. The disadvantages or loss likely to arise as a result of the stopping up or diversion of the way to members of the public generally or to persons whose properties adjoin or are near the existing highway should be weighed against the advantages of the proposed order.'

S7.8 of the Rights of Way Circular (1/09) states: -

'In considering potential revisions to an existing right of way that are necessary to accommodate the planned development, but which are acceptable to the public, any alternative alignment should avoid the use of estate roads for the purpose wherever possible and preference should be given to the use of made up estates paths through landscaped or open space areas away from vehicle traffic'.

Whilst I note that the revised route would still cross the highway adjacent to the footpath link to Ashwater Drive the crossing point is to the end of the development on a straight section of road with good visibility where vehicle movements would be at a minimum. I would also note that the route continues onto Ashwater Drive where the same level of pedestrian vehicle conflict would be present for members of the public walking to Spring Lane. I note that the revised footpath route would incorporate an alternative section that redirects the footpath away from the vehicle driveway access to no.11 Ashwater Drive. As already noted the new route would offer the same level of access to public transport as the previous footpath. As mentioned above the principle to divert Carlton Footpath no.1 was established and accepted at reserved matters stage in relation to application reference 2010/1022.

Members are reminded that on making the order to divert Carlton Footpath 1 notification of the order must be posted in the Local Press, site notices posted, statutory bodies consulted and neighbouring properties must be consulted. If no objections are received by any statutory bodies or neighbouring properties then the application must be presented, further to another report, to committee to confirm the order. If objections are received following consultation the Borough Council can attempt to settle concerns and get them withdrawn. If the concerns cannot be addressed by the Borough Council then the matter would be referred to the Secretary of State for determination.

I recommend that the Borough Council's Solicitor and Monitoring Officer be authorised to make the necessary order for the diversion of Carlton footpath 1 as it is necessary to do so in order to allow an authorised development to be carried out.

Recommendation: That Members authorise the Council Solicitor and Monitoring Officer to make an order that Carlton footpath 1 be diverted in accordance with the plan submitted with the application.

Date Recommended: 1st July 2013

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ITEM FOR DECISION

Planning Enforcement Reference: 0006/2013

Location: Griffins Head Public House (PH), Moor Road, Papplewick

Breach of Planning Control: Erection and retention of marquee

Site Description

The Griffins Head is a Grade II Listed Public House located on the southern side of Forest Lane, Papplewick at its junction with Moor Road (Papplewick Crossroads) Listed Building reference PAP/013. The site is within the Papplewick Conservation Area. The two storey/single storey stone built premises were originally constructed in the mid-eighteenth century and has been extended on several occasions.

The Public House has car parking to the eastern and southern areas of the site, with vehicular access to and from Forest Lane and Moor Road. The site is adjoined on its eastern boundary by a detached dwelling and residential properties are located opposite the site on the northern side of Forest Lane and on the western side of Moor Road. To the South of the car park is a field, which is within the same ownership as the PH.

The site is located within the Nottingham Green Belt, just to the south of the infill boundary for Papplewick and the Papplewick Conservation Area, and is an area of private protected open space as indicated on the Proposals Map for the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Relevant Planning History

The Borough Council received a complaint in January 2013 alleging that a marquee, which was erected in a field to the rear of the Public House sometime during 2012, was still in place.

Investigations revealed that the marquee has been used for the holding of weddings, private parties and community events since its erection during 2012.

The land upon which the marquee has been erected is within the same ownership of the Public House.

Discussions have taken place with the owner of The Griffins Head, on a number of occasions. It has been explained to the owner that planning permission will be required to retain the marquee on either a permanent or extended basis. Despite this no application for planning permission has been forthcoming.

The land has been the subject of a premises licence since September 2010 which permits the sale of alcohol upon the land.

During a recent inspection of the site it was noted that the marquee remains on the land.

Breach of Planning Control

Section 55 of the Town and Country Planning Act 1990 defines the 'meaning of development', and specifies that development means the carrying out of building, engineering, mining or other operations, or the material change of use of land.

The Court of Appeal has found that the correct approach when determining if development has occurred in this type of case is to consider the degree of permanence of the development as well as the size and physical attachment of any structure. In this instance I consider that owing to the size of the marquee, 224m², and the amount of time that the marquee has been in place, the structure is sufficient to fall within the definition of a building and therefore is operational development.

Section 171B of the Town and Country Planning Act 1990 defines that the carrying out of development without the required planning permission constitutes a breach of planning control.

Planning Considerations

Government guidance in the National Planning Policy Framework (NPPF) (paragraph 207), published on 27 March 2012, states that although effective planning enforcement is important as a means of maintaining public Confidence in the planning system, ultimately enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control.

The main considerations in the determination of any application to retain the marquee, and therefore whether planning enforcement action is expedient, would be the Green Belt policy implications and the impact on the openness of the Green Belt. Policies ENV26 (Control over Development in the Green Belt) of the Gedling Borough Replacement Local Plan and national policy guidance as set out in the National Planning Policy Framework (NPPF) would be material considerations in the determination of an application. Additionally, impact on nearby residential properties (Policy ENV1), the adjoining Conservation Area (Policy ENV15), the setting of the Listed Building (Policy ENV21) and highway safety issues would be relevant considerations.

Emerging policies of the Gedling Borough Aligned Core Strategy – Publication Version would also be material considerations, in particular Policy 3 'The Green Belt', Policy 4 'Employment Provision and Economic Development',

Policy 10 'Design and Enhancing Local Identity' and Policy 11 'The Historic Environment'.

The marquee is erected on land outside the established curtilage of the Griffins Head Public House on open land. There is tight control over development in the Green Belt and the erection of new buildings is inappropriate unless it is for the purposes of agriculture or forestry.

The marquee as proposed would be inappropriate development within the Green Belt, as it would not fall within the categories of development listed in Policy ENV26 of the Local Plan or the types of development set out in the NPPF. The permanent retention would have an undue impact on the openness of the Green Belt. Inappropriate development may be allowed in the Green Belt where very special circumstances can be demonstrated. However as planning permission has not been approved, there are no very special circumstances to consider against the harm to the Green Belt at this location by reason of its inappropriateness and its size, design and permanence .

It is my opinion that the appearance of the marquee has a negative impact on the character, setting and historic interest of the adjoining Conservation Area and Listed Building.

Bearing in mind the above, and National and Local Planning Policy, it is my officer's opinion that authorisation should be given to take any appropriate enforcement action to regularise the position.

Recommendation:

That the Corporate Director in consultation with the Council Solicitor and Monitoring Officer be authorised to take any appropriate enforcement action including the service of relevant notices.

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ITEM FOR INFORMATION

Application No. 2012/1297

**Location; Land at Glebe Farm, 71 Lambley Lane, Gedling
Development; Proposed use for residential development..**

An application for a Lawful Development Certificate for the above development was submitted to the Borough Council on 31/10/2012.

An appeal against non determination of this application has been lodged with the Planning Inspectorate, and is to be determined by written representations.

(Committee date; 17th July, 2013)

INFO357

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ITEM FOR INFORMATION

Application No. 2012/1453

Location; 86 Sheepwalk Lane, Ravenshead

Development; Erect new detached three bedroom bungalow and garage.

Planning permission for the above development was refused on 25th January, 2013 on the grounds that in the opinion of the Borough Council the proposed dwelling would have a detrimental impact on the character and appearance of the area, and would constitute inappropriate development of a residential garden causing harm to the local area.

An appeal against this decision has been lodged with the Planning Inspectorate, and is to be determined by written representations.

(Committee date; 17th July, 2013)

INFO356

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ITEM FOR INFORMATION

Application No. 2012/1453

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An appeal against this decision has been lodged with the Planning Inspectorate, and is to be determined by written representations.

(Committee date; 17th July, 2013)

INFO356

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ACTION SHEET PLANNING DELEGATION PANEL 17th May 2013

2013/0086
60-62 Gedling Road Carlton Nottinghamshire
Proposed car sales/car wash

The development results in a detrimental impact on highway safety and an unacceptable impact on residential amenity. The development also results in the pollution of surface and ground water.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Objectors to be notified by standard letter following issue of decision **SS**

2013/0156
138 Nottingham Road Ravenshead Nottingham
Demolition of the existing house and outbuildings, and the erection of a replacement dwelling and outbuildings.

The proposed development accords with Green Belt policies, results in no undue impact on the area in general or neighbouring properties. The proposal is also acceptable from a highway safety viewpoint.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision **SS**

2013/0189
49 Spray Close Colwick Nottingham
Two storey side extension and entrance porch

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish and objector to be notified by standard letter following issue of decision **SS**

2013/0211
47A Riverside Stoke Lane Stoke Bardolph
Construction of a 4 car garage

The proposed development would not accord with Green Belt policies and would result in an unacceptable impact on the openness of the Green Belt.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish and objector to be notified by standard letter following issue of decision **SS**

2013/0233
Longdale Craft Centre Longdale Lane Ravenshead
Alterations and Extensions to Longdale Craft Centre

The proposed development would accord with Green Belt policies, result in no undue impact on the area in general and is acceptable from a highway safety viewpoint.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision **SS**

2013/0269
54 Nottingham Road Ravenshead Nottinghamshire
Extension to property

The proposed development would result in a disproportionate addition to the property, however it is considered that as the proposal is small scale and results in no undue impact on the open character of the Green Belt, the proposal is acceptable.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued.

Parish to be notified by standard letter following issue of decision **SS**

2013/0343
St Georges Cottage Georges Lane Calverton
Application for extension of time 2010/0025 - Erect wind turbine on 18 Metre steel mast, 13 metre diameter.

The proposed development would have no undue impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish and objector to be notified by standard letter following issue of decision **SS**

2013/0245

14 Broadway East Carlton Nottingham

Erection of single storey rear extension to adjoin onto existing garage.

The proposed development would have no undue impact on neighbouring properties or the area in general. The proposal is also acceptable from a highway safety viewpoint.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

2013/0314

33 Sandfield Road Arnold Nottingham

Revised Design to Approved Scheme 2010/1039 Alterations to Existing Dwelling, Erection of Two Bungalows and Extension and Conversion of Existing Coach House to Form Dwelling

The proposed development would have no undue impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Objectors to be notified by standard letter following issue of decision **SS**

AJ/17th May 2013

ACTION SHEET PLANNING DELEGATION PANEL 24th May 2013

2013/0330

151 Main Street Woodborough Nottinghamshire

Application to replace extant planning application no. 2010/0209

There is no significant change in circumstances since the previous approval.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Objector to be notified by standard letter following issue of decision **SS**

2013/0319

38 Winthorpe Road Arnold Nottingham

Proposed rear extension to existing domestic dwelling

The proposed development is of an acceptable size and design and would have no undue impacts on neighbouring amenity.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued.

Objector to be notified by standard letter following issue of decision **SS**

2013/0331

151 Main Street Woodborough Nottinghamshire

Application to replace extant planning permission Application No. 2010/0209

Application withdrawn.

2013/0365

45 Clumber Avenue Woodthorpe Nottinghamshire

Demolish existing bungalow & associated out-buildings and erect one new dwelling

The proposed development is of an acceptable size and design and would have no undue impacts on neighbouring amenity or the character of the area. There are no highway implications.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued.

Objector to be notified by standard letter following issue of decision **SS**

2013/0387
25 Dereham Drive Arnold Nottinghamshire
Erect garden store

The proposed development is of an acceptable size and design and would have no undue impacts on the amenity of neighbouring properties.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Objector to be notified by standard letter following issue of decision **SS**

MR 24th May 2013

ACTION SHEET PLANNING DELEGATION PANEL 31st May 2013

2013/0243

86 Plains Road Mapperley Nottinghamshire

Demolition of existing two storey residential property including outhouse buildings.

Erection of new two/three storey eight bedroom house with single storey garage and bin store

The proposed development would be unduly bulky & out of keeping with the character of the area & would have an unduly overbearing & overshadowing impact on adjacent residential properties.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued.

Objectors to be notified by standard letter following issue of decision

SS

2013/0386

Communications Station At The White Hart Mansfield Road

Installation of a dual user street pole radio base station and 1 No. additional radio equipment cabinet. Existing 2 No. equipment cabinets shall be retained in situ.

Withdrawn from agenda.

2013/0451

Telecommunications Station Mansfield Road

Replace existing telecommunications apparatus

Withdrawn from agenda.

NM

31st May 2013

ACTION SHEET PLANNING DELEGATION PANEL 7th June 2013

2013/0370

26 Sandfield Road Arnold Nottinghamshire

Erect two storey side extension and rear sun room.

The proposed development would have no undue impact on the character of the area or streetscene, on the residential amenity of adjacent properties or on an adjacent protected tree.

The Panel agreed to delegate the decision to the Corporate Director.

Decision to be issued following completion of paperwork.

Objector to be notified by standard letter following issue of decision.

SS

2013/0366

30 Padleys Lane Burton Joyce Nottingham

Form new bay window to front of house, new side extension, re-build existing extension, new single garage, form new dropped kerb and carparking spaces.

Application withdrawn from Agenda.

2013/0408

15 Avonbridge Close Arnold Nottinghamshire

Single storey and two storey extension to dwelling

The proposed development would have no undue impact on the appearance of the dwelling or streetscene, on the residential amenity of adjacent properties or on highway safety.

The Panel agreed to delegate the decision to the Corporate Director.

Decision to be issued following completion of paperwork.

2013/0421TPO

95 Lambley Lane Burton Joyce Nottinghamshire

Fell and replace ash trees

The proposal would have no undue impact on the character & appearance of the site or the wider locality.

The Panel agreed to delegate the decision to the Corporate Director.

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision.

SS

2013/0384

24 Doverbeck Drive Woodborough Nottingham

Extensions and modifications to internal layout, replacement and enlargement of roof structure to incorporate 4 bedrooms & bathroom.

The proposed development would have no undue impact on adjacent residential properties, the character of the area or highway safety.

The Panel agreed to delegate the decision to the Corporate Director.

Decision to be issued following completion of paperwork.

Parish & objector to be notified by standard letter following issue of decision.

SS

2013/0436

438 Arch Hill Redhill Nottingham

Demolition of existing conservatory and single storey side building.

Construction of a Two Storey Extension to side of dwelling and Orangery to rear.

The proposed development would have no undue harm on the openness of the Green Belt or on the residential amenity of adjacent properties and is of acceptable scale, design and appearance.

The Panel agreed to delegate the decision to the Corporate Director.

Decision to be issued following completion of paperwork.

2013/0437

2 Pavilion Road Arnold Nottingham

Extension and internal alterations to provide living accommodation and increased circulation for a disabled person.

The proposed development would have no undue impact on the residential amenity of adjacent properties or the locality in general and its scale & design is in keeping with the existing dwelling & its wider setting.

The Panel agreed to delegate the decision to the Corporate Director.

Decision to be issued.

Parish & objector to be notified by standard letter following issue of decision.

SS

NM

10th June 2013

ACTION SHEET PLANNING DELEGATION PANEL 14th June 2013

2012/1523

British Red Cross Arnold Centre 13 Church Drive Daybrook

Proposed external alterations to office building and ancillary workshop to facilitate permitted change of use to 4 flats with associated access and parking facilities.

The proposed development would have no adverse impact on the amenity of the surrounding area.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

SS

2013/0332

136 Lambley Lane Burton Joyce Nottinghamshire

Erection of garage, with games room/storage above

The application was withdrawn from the Agenda to allow further consideration of the proposal

2013/0423

102 Main Road Ravenshead Nottingham

Proposed extensions to rear and front of existing dwelling, new detached garage and front boundary wall

The proposed development would have an adverse impact on the street scene in its current form, deletion of the garage from the scheme would make the proposal acceptable in planning terms.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

SS

JC

14th June 2013

ACTION SHEET PLANNING DELEGATION PANEL 21st June 2013

2013/0138

2 Leen Close Bestwood Nottinghamshire

Erect single storey rear extension and garage extension.

The proposed development is of an acceptable size and design and would have no undue impacts on neighbouring amenity.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish and any objectors to be notified by standard letter following issue of decision **SS**

2013/0332

136 Lambley Lane Burton Joyce Nottinghamshire

Erection of garage, with games room/storage above

Application withdrawn from agenda

2013/0445

77 Woodthorpe Drive Woodthorpe Nottingham

Single storey rear extension for new kitchen/dining room and decking area

The proposed development is of an acceptable size and design and would have no undue impacts on neighbouring amenity.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Objector to be notified by standard letter following issue of decision **SS**

2013/0462

105 Moore Road Mapperley Nottinghamshire

Proposed dormer bungalow

The proposed development is of an acceptable design and layout and would have no undue impacts on neighbouring amenity or the appearance of the area. There are no highway safety implications.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Objector to be notified by standard letter following issue of decision **SS**

2013/0468

36 Milton Drive Ravenshead Nottingham

Proposed linked flat roof carport (Re-submission following application no. 2012/1210).

The proposed development is of an acceptable size and design and would have no undue impacts on the appearance of the street scene or neighbouring amenity.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish and objector to be notified by standard letter following issue of decision **SS**

2013/0494

56 Foxhill Road Burton Joyce Nottinghamshire

Erection of 3 dwellings (Material Amendments to consent 2010/0450 - omit 2 dwellings, substitute 3 dwellings)

The proposed amendments to the previously approved development are of an acceptable size and design and would have no undue impacts on neighbouring amenity or the appearance of the area.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Objector to be notified by standard letter following issue of decision **SS**

2013/0515

59 Hallam Road Mapperley Nottinghamshire

Demolition of existing garage, erection of proposed two bedroom dormer bungalow

The Panel referred the application back to officers for further consideration

MR 21st June 2013

ACTION SHEET PLANNING DELEGATION PANEL 28th June 2013

2013/0244

37 Byron Street Newstead Nottinghamshire
Erect conservatory (Revised block plan)

The proposed development would have no undue impact on neighbouring properties.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued.

Parish and objector to be notified by standard letter following issue of decision **SS**

2013/0346

Woodlands Farm Ricket Lane Ravenshead
Proposed replacement dwelling and outbuildings and residential conversion of ancillary workshop, store and garage ancillary outbuildings.

The proposed development accords with Green Belt policy, results in no undue impact on the area in general or highway safety.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish and objectors to be notified by standard letter following issue of decision **SS**

2013/0366

30 Padleys Lane Burton Joyce Nottingham
Form new bay window to front of house, new side extension, re-build existing extension, new single garage, form new dropped kerb and car parking spaces.

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish and objector to be notified by standard letter following issue of decision **SS**

2013/0418

171 Cavendish Road Carlton Nottinghamshire
Install domestic vehicular access to NCC specification and provide a driveway.

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Objector to be notified by standard letter following issue of decision **SS**

2013/0464

The Hawthornes Nursing Home School Walk Bestwood Village

Proposed single storey extension to rear of property to create new residents' wing comprising 10 rooms and related amenities. Single storey extension to front lounge and minor internal alterations.

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision **SS**

2013/0507

64 Woodchurch Road Bestwood Nottinghamshire

Extension of time for planning permission 2006/0343 (Residential Development)

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish and objectors to be notified by standard letter following issue of decision **SS**

2013/0515

59 Hallam Road Mapperley Nottinghamshire

Demolition of existing garage, erection of proposed two bedroom dormer bungalow

The proposed development would have no undue impact on neighbouring properties, the area in general or highway safety.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Objector to be notified by standard letter following issue of decision **SS**

2013/0511

7 Lowdham Lane Woodborough Nottinghamshire

Ground floor side extension and garage rear extension

The proposed development would have no undue impact on neighbouring properties, the area in general or the Conservation Area.

The Panel agreed to delegate the decision to the Corporate Director

Decision to be issued following completion of paperwork.

Parish and objector to be notified by standard letter following issue of decision **SS**

AJ/28th June 2013

PLANNING COMMITTEE – 17th July 2013

ITEM FOR INFORMATION

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 Control.

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2013/0560	Former Druids Tavern 109 High Street Arnold	Revisions to approved car parking layout	7/08/2013
2013/0546	Land Off Teal Close	Housing and Employment	TBC
2013/0497	Land South of Colwick Loop Road	Public House and ancillary development	TBC
2013/0500	Land South of Colwick Loop Road	Public House and ancillary development	TBC
2012/1503	115 Main Street Calverton	Residential Development	TBC
2010/0936	2 Sandford Road, Mapperley	Erection of 14 Apartments with Commercial Space	TBC

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

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