

**MINUTES
PLANNING COMMITTEE**

Wednesday 28 August 2013

Councillor John Truscott (Chair)

Present:	Councillor Barbara Miller	Councillor Cheryl Hewlett
	Councillor Pauline Allan	Councillor Sarah Hewson
	Councillor Roy Allan	Councillor Jenny Hollingsworth
	Councillor Peter Barnes	Councillor Mike Hope
	Councillor Chris Barnfather	Councillor Meredith Lawrence
	Councillor Denis Beeston MBE	Councillor Marje Paling
	Councillor Alan Bexon	Councillor Colin Powell
	Councillor Bob Collis	Councillor Suzanne Prew-Smith
	Councillor Andrew Ellwood	Councillor Gordon Tunnicliffe

Absent: Councillor John Boot

Officers in Attendance: J Cole, F Whyley, B Pearson and A Dubberley

38 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Boot.

39 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 9 AUGUST 2013

A replacement set of minutes was circulated at the meeting. It was explained that the minute headings and attendance details of councillors had changed and that none of the substantive content had been altered.

RESOLVED:

That the minutes of the above meeting, having been circulated at the meeting, be approved as a correct record and signed by the Chair.

40 DECLARATION OF INTERESTS

None received.

41 APPLICATION NUMBER 2012/1503 - 115 MAIN STREET CALVERTON NOTTINGHAMSHIRE

RESOLVED

To GRANT APPROVAL of RESERVED MATTERS, as specified below:

Approve the Reserved Matters under planning application no: 2012/1503 relating to the Appearance, Landscaping and Scale of the proposed development, subject to the following conditions:

Conditions

1. The development hereby approved shall be built in accordance with layout drawings 102, SK21 Rev M, 101 Rev H, 121 Rev L, 100 Rev F, 124 Rev A; the foul water details only on drainage layout 01287-140; section drawing SK23 Rev C; landscape drawings L01 Rev A, L02 Rev A, L03 Rev A, L04 Rev A, L05 Rev A; housetype drawings 200 Rev D, 201 Rev D, 202 Rev D, 203 Rev C, 205 Rev C, 206 Rev C, 207 Rev C, 208 Rev C, 209, 211 Rev C, 212, 213, 214, 215 Rev C, 216 Rev C, 219, 220, 221, 222 Rev A, 223 Rev A, 225 rev A, 226 Rev A, 227Rev A, 228, 229, 230 Rev A; barn proposal drawings 007, 008, 009, 014, 015, 016 the building programme timetable and the bat mitigation strategy (Revision A) received on 13th August 2013, the materials schedule (Rev B), phasing diagram drawing no.126, the character areas drawing no.127 and wheel washing schedule drawing no.dpc3.
2. All car ports shall have footprints as shown on the approved layout drawings set out under Condition 1 of this consent and shall have maximum eaves and ridge heights and be constructed in the materials shown on drawing no.230 Rev A.
3. As confirmed in the email dated 13th August 2013 the proposed bin stores serving private drives shall be block paved with no form of enclosure. The block paving shall be as per the block paving for private drives indicated on the approved materials schedule (Rev B) and shall be completed prior to any dwellings on the respective private drives first being occupied.
4. Before development commences precise details of the proposed walls and railings proposed to boundaries at plots D01/D02, D06 and plots A1 - A7 inclusive as indicated on drawing no.121 Rev L and the walls and railings to the proposed dwellings on the lower section of the application site (north of Calverton Parish Footpath no.14) as indicated on drawing no.101 Rev G shall be submitted to and approved in writing by the Borough Council. Once approved the proposed walls and railings shall be completed in accordance with the approved details before the dwelling to which they relate is first occupied.
5. The temporary turning facility as shown for indicative purposes only on phase-1 drawing no. 01287-1-100 shall be constructed in

accordance with details to be first submitted to and approved in writing by the Borough Council. The temporary turning facility shall be provided in accordance with the approved details, prior to the commencement of construction work on buildings within phase 1 (the area between Main Street and Dark Lane as shown on drawing no. 01287-1-100)..

6. Once the vehicular turning facilities as shown on layout plans approved under condition 1 have been made available for use, the temporary turning facility approved under condition 5 of this consent shall be removed in accordance with details to be first submitted to and approved in writing by the Borough Council and the land on which the temporary turning facilities were provided shall be developed in accordance with the approved layout plans (under condition 1) and the approved surfacing details.

Reasons

1. For the avoidance of doubt.
2. For the avoidance of doubt.
3. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
4. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
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. In the interests of Highway safety.
7. In the interests of Highway safety.

Reasons for Decision

The principle of developing this site for residential purposes, the demolition of existing barns with their partial rebuild for B1(a) office use and the provision of access from Main Street has been established through the grant of outline planning permission under application no: 2005/0910. The proposed development meets with the fundamental aims of the National Planning Policy Framework & Policies ENV1, ENV2, ENV13, ENV14, ENV15, H8 & H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords

with the aims of Policies 1, 8, 10, 11 and 17 of the Gedling Borough Aligned Core Strategy Submission Documents (February 2013).

Notes to Applicant

As a result of the proposed development being constructed in phases you are advised to enter into separate Section 38 agreements for each of the construction phases. For further advice on this matter I would suggest you contact Nottinghamshire County Council at an early stage.

The technical detailed highway plans submitted with this application need to be considered for technical approval as part of the Section 38 agreement procedure under the Highway Act 1980 for the adoption of the proposed new roads. The Highway Authority have advised that they have previously written to your highway consultant (BSP Consulting) regarding this matter but no response has been received to date. It should be noted that no works shall commence on site until such time Section 278 and Section 38 agreements are in place and the respective highway related conditions attached to the outline consent (2005/0910) and this reserved matters consent have been discharged.

Your attention is drawn to the attached comments of Natural England.

Your attention is drawn to the attached comments of Nottinghamshire County Council's Archaeologist dated 14th August 2013. These comments should be read in conjunction with Condition 21 of Outline Planning Consent no.2005/0910.

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.

The details approved by this application are sufficient to discharge condition nos. 3, 4, 5, 22, 24 and partially discharge condition nos. 1, 6, 9, 16 and 23 of planning application no.2005/0910. The remaining conditions under planning application no.2005/0910 remain applicable and of effect other than where previously approved drawings have been superseded under this reserved matters application.

**APPLICATION NUMBER 2013/0666 - 46 VERNON CRESCENT
RAVENSHEAD, NOTTINGHAMSHIRE**

RESOLVED

To 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 approved shall be carried out in accordance with the approved revised plans deposited on the 2nd August 2013 and revised glazing detail of the dormer to the garage deposited on the 12th August 2013.
3. The materials to be used in the external elevations of the proposed development shall be of a similar appearance to those used in the construction of the exterior of the dwelling house.
4. The proposed extension shall be rendered to match the existing dwelling within 56 days of the extension first being brought into use.
5. The dormer to the garage roof slope shall be obscure glazed and non opening at all times and shall remain as such for the lifetime of the development.
6. The dormer to the side roof slope serving the ensuite bathroom shall be obscure glazed and top hung opening at all times.
7. Excavation works to extend into the garden area should be carried out by hand and any roots found be severed cleanly and appropriate geotextile root barriers be deployed.

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 H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

4. To ensure a satisfactory development, in accordance with the aims of policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
5. To ensure a satisfactory development, in accordance with the aims of policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
6. To ensure a satisfactory development, in accordance with the aims of policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
7. To safeguard trees.

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no undue impact on neighbouring residential amenity or the locality in general. The proposal is of a size and design in keeping with the existing dwelling and its wider setting. The development therefore complies with the National Planning Policy Framework (2012) and Policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

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.

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the

Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

43 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

44 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

45 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.40 pm

Signed by Chair:

Date: