



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

Agenda

Planning Committee

Date: **Wednesday 28 August 2013**

Time: **6.00 pm**

Place: **Council Chamber, Civic Centre.**

For any further information please contact:

Lyndsey Parnell

Members' Services Officer

0115 901 3910

Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Barbara Miller

Councillor Pauline Allan
Councillor Roy 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

AGENDA

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MINUTES PLANNING COMMITTEE

Wednesday 7 August 2013

Councillor John Truscott (Chair)

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

Apologies for absence: Councillor Pauline Allan, Councillor Roy Allan and Councillor Chris Barnfather

Officers in Attendance: J Cole, N Morley, L Parnell and F Whyley

29 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Pauline Allan, Roy Allan and Chris Barnfather.

30 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 JULY 2013.

RESOLVED:

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

- i. That Councillor Lawrence be recorded as present.
- ii. That the word "retrospective" be removed from minute number 20, so that it reads:

"RESOLVED to GRANT PLANNING PERMISSON subject to the following conditions"

- iii. That the following be added to minute number 16:

"At the request of Members, the Chair agreed to meet with the Service Manager, Planning and Economic Development to agree a procedure for reporting the outcome of decisions delegated by the committee to the Committee.

31 DECLARATION OF INTERESTS

All Councillors declared a non-pecuniary interest in Application 2013/0560 as Members of Gedling Borough Council.

32 APPLICATION NO. 2010/0936 - 2 & 2A SANDFORD ROAD, MAPPERLEY, NOTTINGHAMSHIRE.

To GRANT PLANNING PERMISSION subject to the applicant entering into a Section 106 Agreement with the County Council for a contribution towards Education 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, other than the means of enclosure of the site and the details of new tree planting adjacent to the boundary with Porchester Road shown on the submitted plans, shall be built in accordance with drawing nos.0001 Rev A, 0011 Rev A and 0006 Rev A received on 15th April 2013, drawing nos.0100 Rev A, 2000 Rev A, 0004 Rev C, 0005 Rev B, 0008 Rev B, 0009 Rev C received on 11th June 2013, drawing no. 0010 Rev C received on 20th June 2013 and drawing no.0003 Rev D received on 18th July 2013.
3. Before development is commenced a sample of the materials to be used in the external elevations of the building, including to the exterior wall of the proposed vehicular access ramp, shall be submitted to and approved in writing by the Borough Council.
4. Before development is commenced precise details of the materials to be used in surfacing of external areas outside of the building including anti-skid surfacing to the proposed ramp shall be submitted to and approved in writing by the Borough Council.
5. The development shall be completed in the external elevation materials and the surfacing materials approved under Conditions 3 and 4 of this consent.
6. The development hereby permitted shall not commence until drainage plans for the disposal of surface water (including to the proposed car park and vehicular access ramp) and the disposal of foul sewage from the site and buildings/structures have been submitted to and approved by the Borough Council.
7. The development shall be completed in accordance with the drainage plans approved under condition 6 of this consent.

8. Before development commences a method statement setting out measures to ensure the safe removal of the trees to the boundary with Porchester Road shall be submitted to and approved in writing by the Borough Council.
9. The trees to the boundary with Porchester Road shall be removed in accordance with the method statement approved under condition 8 of this consent.
10. Before development is commenced, notwithstanding the details of enclosure shown on the approved plans, there shall be submitted to and approved by the Borough Council precise details of the means of enclosure to the site including any works to the hedge to the boundary with no.7 Hilton Road.
11. The means of enclosure shall be erected in accordance with the details approved under condition 10 of this consent and retained at all times unless alternative means of enclosure are agreed in writing with the Borough Council.
12. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing precise details of retaining structures adjacent to neighbouring boundaries, the position, type and planting size of all trees and shrubs proposed to be planted including where appropriate details of existing trees to be felled and retained, and details of how any invasive plants (e.g. Japanese Knotweed) shall be removed from the site.
13. Before development commences precise details of internal and external lighting to the proposed car park and access ramp shall be submitted to and approved in writing by the Borough Council.
14. Any internal or external lighting serving the car park and vehicular access ramp shall be retained and maintained in accordance with the details approved under Condition 13 of this consent.
15. Before development is commenced, details of an access ramp with balustrade to facilitate pedestrian access onto Porchester Road shall be submitted to and approved in writing by the Borough Council.
16. The pedestrian access ramp onto Porchester Road shall be provided in accordance with the details approved under Condition 15 of this consent prior to the occupation of any of the approved dwellings.
17. Before development is commenced precise details of the proposed access gates, which shall be electronic and shall open

into the site, together with details of CCTV to monitor access and egress shall be submitted to and approved in writing by the Borough Council.

18. The details of the vehicular access gates and CCTV system approved under condition 17 of this consent shall be installed prior to the occupation of the first dwelling and shall be operational and maintained in accordance with the approved details thereafter.
19. Before development is commenced a schedule indicating how the proposed soft landscaping is to be maintained shall be submitted to and approved in writing by the Borough Council. The schedule should cover a minimum period of five years. Any planting material that becomes diseased, dies or is damaged shall be replaced with a suitable plant of similar size and species within the next available planting season.
20. The works to trees on the site shall take place outside the bat activity and bird nesting season (March to October inclusive) unless an ecologist has surveyed the trees prior to any such works commencing and details of the ecologists recommendations have been submitted to and approved in writing by the Borough Council.
21. Before development is commenced precise details of bird boxes to be installed as part of the development, as recommended at Paragraph 6.1.3 of the Protected Species Survey (January 2011) submitted as part of this application, shall be submitted to and approved in writing by the Borough Council.
22. The bird boxes approved under condition 21 of this consent shall be installed prior to the occupation of the first dwelling and shall be retained in accordance with the approved details at all times.
23. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Borough Council.
24. No part of the development hereby permitted shall be brought into use until the existing dropped kerb access on Sandford Road that has been made redundant as a consequence of this consent has been reinstated with full height kerbs constructed in accordance with the Highway Authority specification to the satisfaction of the Borough Council.
25. No part of the development hereby permitted shall be brought into use until the visibility splays of 2.4 x 43m in both directions as shown on drawing no: (0004 Rev C) are provided.

26. No part of the development hereby permitted shall be brought into use until the access to the car parking areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
27. No part of the development hereby permitted shall be brought into use until the access is constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary, and never exceeding 1:12 thereafter, as shown on plan ref: 0004 Rev C.
28. No part of the development hereby permitted shall be brought into use until the motorcycle and cycle parking facilities as indicated on drawing no 0003 Date rev D have been provided. The motorcycle and cycle parking facilities shall not thereafter be used for any purpose other than the parking of motorcycles and cycles.
29. The development shall not be occupied until the car parking area has been surfaced and drained and the individual parking spaces clearly marked out as per drawing no.0003 Rev D. The spaces shall be kept available for unallocated parking in association with the development thereafter.
30. Any planting along the frontage of the site shall not be planted as to cause visibility concerns for cars exiting the access to the parking area.
31. Before development commences precise details of salt and grit boxes to be provided as part of the development and the proposed location of these features shall be submitted to and approved in writing by the Borough Council. The salt and grit boxes shall be provided in accordance with the approved details prior to the first occupation of the development hereby approved and shall be retained thereafter in accordance with the approved details for the life time 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. In order 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).

4. In order to ensure that the site and in particular the ramp (which should have a rough surface) are surfaced in appropriate materials so that 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).
5. In order to ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and to reduce the risk of flooding.
6. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
7. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
8. In the interests of public safety and to ensure the structural stability of the adjoining highway is retained.
9. In the interests of public safety and to ensure the structural stability of the adjoining highway is retained.
10. In order 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 ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
12. In order 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).
13. In order to protect neighbouring amenity and 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).
14. In order to protect neighbouring amenity and ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

15. In order 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).
16. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
17. In the interests of crime prevention in order 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).
18. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
19. In order 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).
20. In order to ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
21. In order to compensate for the loss of bird nesting provided by trees and shrubs to be removed as part of the development in accordance with the guidance set out at Paragraph 118 of the National Planning Policy Framework (2012).
22. In order to ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
23. In the interests of Highway safety.
24. In the interests of pedestrian and highway safety.
25. In the interests of pedestrian and highway safety.
26. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).
27. In the interests of pedestrian and highway safety.
28. To promote a sustainable development.
29. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

30. In the interests of Highway safety.

31. In the interests of highway safety.

Reasons for Decision

In the opinion of the Borough Council the proposed development makes effective and efficient use of the application site whilst having an acceptable relationship with the character of the area, the amenity of neighbouring residents and the adjoining highway. The development of the site for housing would increase the supply of homes in Gedling Borough and reduce the potential for crime on a site which has experienced problems of anti-social behaviour outweighing the amenity value of the protected trees which need to be removed to facilitate development. The proposal therefore complies with the National Planning Policy Framework (2012) the emerging Aligned Core Strategy and Policies ENV1, ENV2, ENV47, H7, H16 and T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

Your attention is drawn to the attached comments of the Police Architectural Liaison Officer which includes information relating to the access gates to be considered under condition 17 of this consent as well as the recommendation that all ground floor doors and windows are to Secure by Design standards and fitted with laminated glazing.

Your attention is drawn to the attached comments of the Nottinghamshire Wildlife Trust and in particular the reference to the advice as set out in Paragraphs 6.1.1, 6.1.2 and appendix 1 relating to working procedures to protect badgers and bats.

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.

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.

This decision is subject to a Section 106 Agreement.

You must contact the Borough Council's Building Control Section with regard to any proposed demolition of buildings on the site at least 4 weeks prior to any site clearance commencing.

The proposal makes it necessary to construct a vehicular crossing and reinstatement of redundant crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

The new tree planting to the front of the building shown on drawing no.0004 Rev C does not form part of this approval and details of this tree planting are not required as part of Condition 12 of this consent.

33 APPLICATION NO. 2012/1335 - FORMER GEDLING COLLIERY, ARNOLD LANE, NOTTINGHAMSHIRE.

That the Borough Council supports the GRANT OF PLANNING PERMISSION, subject to the applicant entering into a Section 106 Agreement with the Borough Council for a financial contribution towards off-site biodiversity mitigation and compensation works and subject to the following amended 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 and documents: Juwi Rack (4020 1069-69.2), Technical Details 2 (4020 1069-69.2), Technical Details - Substation 2 (4020 1069-69.2), Technical Details 4 - Station (4020 1069-69.2) and Technical Details - Substation (4020 1069-69.2), deposited on 21st November 2012; Site Location Plan (RG-M-02 Rev E), Overall Module Layout (4020 1069-10.00) and Spring Lane Proposed Junction Layout (0435-GA-01D Rev D), received on 7th June 2013; Technical Details 1 (4020 1069-69.2), received on 23rd July 2013; and the Extended Phase I Habitat Survey, including Desk Study, (SLR Ref: 424-04114-00003), June 2013 Rev 01, received on 28th June 2013.

3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed construction and engineering drawings showing any proposed changes to existing levels and contours across the site in excess of 1 metre. The development shall be constructed in accordance with the approved drawings and the finished levels and contours shall be retained without further alteration for the lifetime of the development.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the materials to be used in the construction of the proposed temporary construction access and HGV turning area. The temporary construction access and HGV turning area shall be provided in accordance with the approved details prior to work commencing on the installation of the solar arrays, sub-stations, cable trenches or fencing and shall be retained until the development hereby approved is first brought into use.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council, details of a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council. The scheme to be submitted shall demonstrate the utilisation of holding sustainable drainage techniques; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and responsibility for the future maintenance of drainage features.
6. Unless otherwise agreed by the Borough Council, development must not commence until the following has been complied with:
(a) 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. If the site characterisation assessment indicates that contamination is likely to be present a Remediation Scheme shall be submitted to and approved in writing by the Borough Council.

(b) 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.

7. 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 6 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.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council, details of the number and location of the proposed CCTV cameras. The CCTV cameras 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. No vegetation clearance or ground works shall be undertaken until the site has been walked by an ecologist, and any refugia which could be used by amphibians have been subject to hand searches. If any amphibians 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.
10. No vegetation clearance or ground works shall be undertaken on site during the bird nesting season (which runs from 1st March to 31st August inclusive in any given year), unless otherwise approved following a pre-commencement survey of the site by an appropriately qualified ecologist and the submission of any proposed mitigation measures, as per the third paragraph of section 5.2.2 of the Extended Phase I Habitat Survey, including Desk Study, (SLR Ref: 424-04114-00003), June 2013 Rev 01. The outcome of the survey and 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.

11. No part of the development hereby permitted shall take place until the access arrangement, as shown for indicative purposes only on drawing no: 0435-GA-01D Revision D, has been constructed in accordance with construction details to be first submitted to and approved in writing by the Borough Council.
12. No part of the development hereby permitted, with the exception of the access road and Heavy Goods Vehicle's turning facility, as shown for indicative purposes only on drawing no. 0435-GA-01D Revision D, shall take place until the access road and Heavy Goods Vehicle's turning facility have been surfaced in a hard bound material (not loose gravel) in accordance with details to be first submitted to and approved in writing by the Borough Council. The access road and turning facility shall be retained in accordance with the approved details for the construction phase of the development hereby permitted, unless otherwise prior agreed in writing by the Borough Council.
13. No part of the development hereby permitted shall take place until such time as a lorry routing agreement is in place, as shown for indicative purposes only on WSP consultant's Delivery Routing Plan (Figure 7) and in accordance with an associated signage scheme to be first submitted and approved in writing by the Borough Council. The lorry routing agreement and associated signage scheme shall be operated and retained in accordance with the approved details for the construction phase of the development hereby permitted, unless otherwise prior agreed in writing by the Borough Council.
14. Before the development hereby permitted is first brought into use, three nest boxes (2 for barn owl, 1 for kestrel) shall be erected as per the first paragraph of section 5.2.2 of the Extended Phase I Habitat Survey, including Desk Study, (SLR Ref: 424-04114-00003), June 2013 Rev 01.
15. Before the development hereby permitted is first brought into use, three reptile hibernaculae/basking mounds shall be created, as per section 5.2.3 of the Extended Phase I Habitat Survey, including Desk Study, (SLR Ref: 424-04114-00003), June 2013 Rev 01.
16. The boundary fence, as shown on Technical Details 2 drawing, shall be constructed so as to leave a small gap at the base of the fence to allow access for mammals, as per section 5.2.5 of the Extended Phase I Habitat Survey, including Desk Study, (SLR Ref: 424-04114-00003), June 2013 Rev 01.
17. The existing trees to be retained shall be protected in accordance with the details specified within Chapter 5 and Appendix B of the fpcr Arboricultural Assessment, October 2012, which shall be

implemented prior to the commencement of development and shall remain in situ until the development has been completed.

18. Before the development hereby approved is first brought into use, visibility splays shall be provided at the site entrance in accordance with the details shown on drawing no: 47064093/VSR01 Rev A. The area within the visibility splays shall thereafter be kept free of all obstructions, structures or erections exceeding 0.90 metres in height.
19. Before the development hereby permitted is first brought into use, the proposed sub-station adjacent to the western boundary shall have a rendered finish applied to all elevations and shall be painted dark green. The render and painted finish shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
20. Within three months of the development hereby permitted first being brought into use, there shall be submitted to and approved in writing by the Borough Council a Habitat Management Plan, detailing works to enhance the retained grassland beneath the solar arrays, including a sensitive mowing regime, the re-seeding of disturbed areas, and the over-seeding of the whole compound site with a wildflower seed mix to raise its botanical diversity (further details of which, including species mixes, should be submitted within the Habitat Management Plan). The Habitat Management Plan shall be complied with and implemented as approved and shall thereafter be maintained or retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
21. Within 6 months of the development hereby permitted being first brought into use, the temporary construction access and HGV turning area shall be removed and this part of the site restored in accordance with details which shall be submitted to and approved in writing by the Borough Council prior to the development hereby approved being first brought into use.
22. Post-construction monitoring of birds shall be undertaken, as per the final paragraph of section 5.2.2 of the Extended Phase I Habitat Survey, including Desk Study, (SLR Ref: 424-04114-00003), June 2013 Rev 01. The annual reports shall be submitted to the Borough Council, the Nottinghamshire County Council, the Nottinghamshire Wildlife Trust and the Gedling Conservation Trust.
23. The proposed Solar Farm and associated works hereby permitted shall be dismantled and removed from the site within 6 months at the end of 25 years from it first being brought into use or in the event of it becoming non-operational, whichever is the sooner,

and the site re-instated and returned to its original condition, unless otherwise prior 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 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).
4. 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).
5. To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures in accordance with the National Planning Policy Framework, Policies ENV1 and ENV40 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 1 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.
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 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, February 2013.
10. 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, February 2013.

11. In the interests of highway safety.
12. In the interests of highway safety.
13. In the interests of highway safety.
14. To enhance biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.
15. To enhance biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.
16. In the interests of biodiversity, in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.
17. To ensure that the trees to be retained as part of the development are protected during the construction of the development.
18. In the interests of highway safety in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
19. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
20. To enhance biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.
21. 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).
22. In the interests of biodiversity, in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.
23. 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).

Reasons for Decision

The proposed development of this site for the generation of renewable energy is acceptable and whilst it would have a detrimental impact on ecology, appropriate mitigation and compensation works are proposed.

The proposed development would not give rise to any undue impacts on the local landscape, the proposed Gedling Country Park, trees, residential amenity or highway safety. The proposed development would comply with Policies ENV1, ENV5, ENV44, R1 and T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and, apart from those relating to landscape and tree planting, which are outweighed by other material considerations, accords with the aims of Sections 7, 10 and 11 of the National Planning Policy Framework and emerging Policies 1, 10 and 16 of the Gedling Borough Aligned Core Strategy Submission Documents.

Notes to Applicant

Your attention is drawn to the attached comments from the Borough Councils Public Protection Section, the Nottinghamshire Wildlife Trust, the Environment Agency and Nottinghamshire County Council with regard to Highways and Ecology.

The Borough Council's Parks and Street Care Section advise that access rights will need to be determined before the proposed development commences.

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.

34 APPLICATION NO. 2013/0560 - SITE OF THE DRUID'S TAVERN, HIGH STREET, ARNOLD.

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 approved shall be carried out in accordance with the approved plans (drg. nos.G11/CP1/HSA03A and G13/CP1/HSA06A) deposited on the 23rd May 2013, revised

plans (drg nos. G13/CP1/HSA09A, G13/CP1/HSA11A) and landscaping plans in relation to planting areas 1, 2,3 and 4 deposited on the 25th June 2013.

3. The proposed lighting and CCTV hereby approved shall be implemented and maintained in accordance with the details indicated on drg. nos. G13/CP1/HSA03A and G13/CP1/HSA06A and specifications deposited on the 23rd May 2013 unless otherwise agreed in writing by the Borough Council.
4. The landscaping scheme hereby approved shall be carried out in accordance with the details of planting areas 1-4 and drg. no. G13/CP1/HSA11A deposited on the 25th June 2013 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.
5. No part of the development hereby permitted shall be brought into use until the boundary wall hereby approved is erected in accordance with details indicated on the revised plan drg. no. G11/CP1/HSA03A deposited on the 23rd May 2013, thereafter the boundary wall shall be retained in accordance with the approved details for the lifetime of the development.
6. No development shall commence on any part of the application site until such time details of construction and surfacing materials to be used has been submitted to and approved in writing by the Borough Council. Works shall be completed in accordance with the approved details.
7. No part of the development hereby permitted shall be brought into use until access/exit arrangements including modification to the existing one (as shown on plan reference G11/CP1/HSA03A deposited on the 27th November 2012) are available for use and constructed in accordance with the Highway Authority specifications to the satisfaction of the Borough Council. The access/exit arrangements shall be maintained as such for the lifetime of the development.
8. No part of the development hereby permitted shall be brought into use until the access ways within the car parking layout, parking and turning areas as shown on the approved plans are surfaced in a hard bound material (not loose gravel). The access ways, parking and turning areas shall then be maintained in such hard bound material for the life of the development.
9. Prior to the development hereby approved first being brought into use, individual parking spaces shall be clearly marked out on site

in accordance with the approved revised plan reference G11/CP1/HSA03A deposited on the 23rd May 2013. The parking spaces shall be kept available for parking in association with the development thereafter.

10. No development shall commence on any part of the application site until a pedestrian refuge in the close proximity of the site together with associated road markings and length of Grey anti-skid surfacing from the access point back to the Cross Street 'slip road' on High Street have been provided in accordance with details first submitted to and approved in writing by the Borough Council.
11. Pedestrian visibility splays of 2.0 metres x 2.0 metres shall be provided on each side of the vehicle access and exit points. These measurements are taken from edge of and along the highway boundary. The areas of land forward of these splays shall be maintained free of all obstructions at all times.
12. No part of the development hereby approved shall be brought into use until pedestrian footways have been provided within the hatched area adjacent to the entrance and exit points of the car park in accordance with details to be submitted to and approved in writing by the Borough Council. The pedestrian footways shall thereafter be retained for the lifetime of the development in accordance with the approved details.
13. No part of the development hereby permitted shall be brought into use until the access ways, parking and turning areas are constructed with provision to prevent the unregulated discharge of surface water from the access way, parking and turning areas 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.

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 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 a satisfactory development, 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. In the interests of highway safety.
8. In the interests of highway safety.
9. In the interests of highway safety.
10. In the interests of highway safety.
11. In the interests of highway safety.
12. In the interests of pedestrian safety.
13. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

Reasons for Decision

In the opinion of the Borough Council, the proposed development is appropriate in this location and would have no undue impacts on neighbouring amenity or the street scene. There are no Highway safety implications. The proposal therefore complies with the National Planning Policy Framework (2012) and Policies ENV1, S4, S6 and T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

Notes to Applicant

Please note that although the Plan reference G11/CP1/HSA03A indicates that access arrangements are indicative only, The Borough Council in determining this application have taken this to be the proposed access arrangements.

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.).

You must ensure that during the construction period there will be no mud or debris transported onto the adjacent roads. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

In order to carry out alterations to the existing vehicular access and to construct a new access at a different location on High Street the applicant will be undertaking work in the public highway, on land over which you have no control. In order to undertake the works the applicant will need to enter into an agreement under Section 278 of the Act. Please contact Nottinghamshire County Council (Paul Ghattaora on telephone number 0115 9772117) at an early stage. You should also contact Paul Ghattaora at an early stage to discuss the appropriate process with regards to any other works within the public highway such as provision of new pedestrian crossing (pedestrian refuge) on High Street together with associated road markings, implementation of anti-skid surface which is normally carried out by our specialised team.

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.

35 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

36 FUTURE APPLICATIONS

RESOLVED:

To note the information.

37 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

The Chair informed Members that two Judicial Review applications have been made in respect of recent Crematoria applications. Gedling Borough Council's will defend the decision made by the Committee and Members will be updated in due course.

The meeting finished at Time Not Specified

Signed by Chair:
Date:

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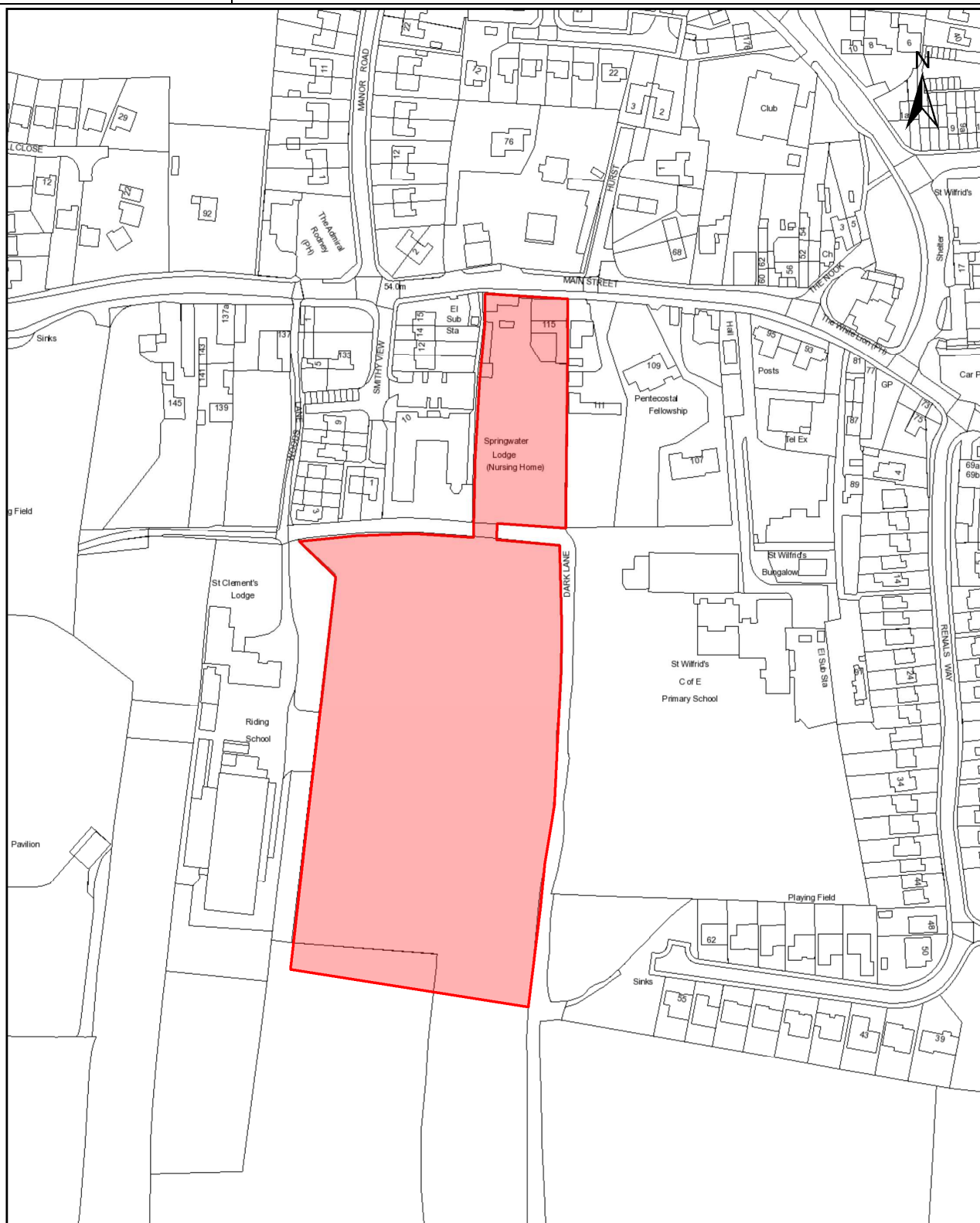
Agenda Annex

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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Location : 115 Main Street Calverton Nottingham



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: 2012/1503

LOCATION: 115 Main Street Calverton Nottingham NG14 6FG

PROPOSAL: Reserved matters application (appearance, landscaping and scale) further to outline appn 2005/0910.

APPLICANT: Mr Roger Foxall

AGENT: Mr Jennifer Bayes

Site Description

The application site relates to land to the west of Dark Lane Calverton and includes land allocated for housing in the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

The front portion of the application site sits outside the land allocated for housing in the Replacement Local Plan and forms the curtilage of no.115 Main Street and an adjacent sub-station. This portion of the site has an approximate size of 0.39 hectares and rises in level from north to south. Calverton Footpath 14 (Dark Lane) dissects the lower and upper portions of the application site and also sits adjacent to the western boundary of the application site.

The larger upper portion of the site is the Dark Lane housing allocation and measures approximately 2.2 hectares. The site rises in level from north to south with the southern boundary sitting approximately 10.0m higher than the northern section of Dark Lane.

Relevant Planning History

The southern portion of the application site comprises the main site in terms of housing provision in this application and was allocated for housing in the Local Plan which was adopted on 12th July 2005. In respect of the Local Plan process, a number of complaints were made to the Ombudsman but no mal-administration was found.

In 2008 a number of policies were saved including Policy H2 'Distribution of Residential Development' which states that planning permission will be granted for residential development on sites including H2 (g) Dark Lane, Calverton where 110 dwellings are anticipated.

The northern portion of the application site relates to the curtilage of no.115 Main Street and includes a series of barns and an orchard. This part of the application site was incorporated into the Calverton Conservation Area as part of the Calverton Conservation Area Character Appraisal (CCACA), which was adopted in February 2007.

The Development Brief for the site was adopted in July 2008. The Brief acknowledges the CCACA and that the curtilage of 115 Main Street with its barns, orchard and site access are now incorporated into the Conservation Area Boundary.

An application for outline planning permission was submitted in 2005, determination of the application re -began in the summer of 2010 following the conclusion of a Public Inquiry into an application for Village Green status. Outline Planning permission was granted on 27th November 2012 for layout and means of access for a total of 72no. dwellings (3no. dwellings to the northern portion of the site within the existing residential curtilage of no.115 Main Street and the remaining 69no. dwellings to the southern portion of the site which was allocated for housing in the Replacement Local Plan). Barns within the existing residential curtilage of no.115 Main Street were also indicated to be partially rebuilt and converted to B1(a) office use.

A separate application for Conservation Area Consent to demolish some of the existing barns to facilitate the development of the site was also granted permission on 27th November 2012.

Proposed Development

This application now seeks approval of the matters reserved in relation to Appearance, Landscaping and Scale, pursuant to outline planning permission no: 2005/0910.

Elevation plans have been submitted for the 72no. detached, semi-detached and terraced dwellings, bungalows and flats approved at the outline stage which consist of:

- 3no. five bedroomed dwellings north of footpath no.14 situated within the Conservation Area
- 69no. dwellings to the southern allocated portion of the application site consisting of:
 - 4 x two-bedroomed flats
 - 21 x two-bedroomed dwellings
 - 18 x three-bedroomed dwellings
 - 19 x four-bedroomed dwellings
 - 3 x five-bedroomed dwellings
 - 4 x two-bedroomed bungalows

The proposed dwellings would be of a traditional style, predominantly two-storeys in height, with eaves heights ranging between 4.7metres and 5.2metres and ridge heights ranging between 6.5 metres and 8.3 metres. The bungalows located adjacent to the southern boundary of the application site would have an eaves height of 2.4 metres and a ridge height of 5.3 metres.

The proposed dwellings would have off-street parking provision on driveways and garages, and plans of the garages and an illustrative plan of the car ports have been provided.

A revised materials schedule has been submitted proposing Ibstock Birtley Olde English bricks and Sandtoft Neo clay pantiles to the buildings situated within the Conservation Area. Ibstock Kielder Red Blend and Ibstock Grainger Antique facing brickwork is proposed to the upper site outside the Conservation Area along with Ibstock Staffordshire Slate Blue brick plinth and eaves details. Dark grey Sandtoft Dual Calderdale concrete tiles and terracotta red Sandtoft concrete pantiles are proposed outside the Conservation Area. The application is accompanied by a plan

showing proposed character areas to be read in conjunction with the materials schedule.

Plans with a schedule of works to demolish, refurbish and extend the barns within the curtilage of no.115 Main Street have been submitted. A schedule of works timetable setting out that works are scheduled to commence in October 2013 was submitted on 13th August 2013.

The submitted plans include an existing levels plan and the proposed finished floor levels with sections across the application site.

Vehicular access and the highway layout within the site were approved at the outline stage. This application is accompanied by detailed highway layout drawings and drawings to address issues set out in the conditions of the outline consent including a plan to show traffic regulation orders on Main Street and the northern section of the site adjacent to the junction with Main Street, a swept path analysis, highway drainage plans and a crossing detail where the proposed access meets Calverton Parish Footpath no.14.

Surfacing includes Marshalls Tegula paving (in Burnt Ochre colour) to the initial section of highway adjacent to the junction with Main Road, the crossing over public footpath no.14 and a further junction to the upper southern portion of the site, block paving to driveways and private drives, grassed lawns and slab patio areas. The remaining highway land and the proposed footpath to the area of public open space would be surfaced in tarmacadam.

Boundary treatments on the site include 1.8m high timber fencing to rear boundaries, 1.8m brick walls to rear boundaries visible from the street at Plots D06, D07, D15 and A14, a 1.2m brick wall to the rear boundaries visible from the street to Plot C16 which is sited towards the southern boundary of the application site. Boundary hedges are proposed to some front boundaries to the upper southern portion of the application. Shrub planting and raised planters are proposed to some front gardens. To the perimeter of the site boundary hedges are proposed to the western and eastern boundaries of the upper southern part of the application site. Revised plans were submitted to clarify the western boundary treatment to Plot D11 and this is indicated to be a 1.8m high Hedera 'Green Screen'. A boundary hedge is also proposed to the boundary of the public open space and Plot nos. A1 and A17.

Detailed landscape plans have been submitted. The submitted plans indicate trees to be retained, removed and to be planted and a tree protection plan has also been submitted. To the southern boundary of the upper portion of the application site, a revised plan has been submitted showing the depth of the proposed woodland screen to be increased from 4.4m in depth to 6.6m in depth. 1.8m high stock proof fencing is proposed to the perimeter of the woodland screen. Trees to be planted within the woodland screen are ash, cherry and apple trees. A random mix of woodland planting is proposed within the woodland screen and a hedge is proposed to the boundary of the woodland screen with the adjacent field.

The submitted plans also show a planting mix for the public open space with the previously approved dry pond and swale.

Revised plans have been submitted during the processing of this application to address the following issues:

- The provision of chimneys to dwellings within the Conservation Area.

- An amended materials schedule.
- Removal of the most southerly potential footpath link given it would need to negotiate a significant change in level.
- Trees originally shown for removal which were situated outside the application site are now shown to be retained.
- Clarification of the boundary treatment to Plots D11 and D12 to consist of a green screen.
- Provision of plans for all proposed housetypes.
- Provision of revised garage and carport plans.
- Confirmation that an existing Cherry tree within the proposed curtilage of no.115 Main Street is to be removed to facilitate the erection of a new barn serving this property.
- An increase in depth to the proposed woodland screen to the southern boundary of the site.

The application is also accompanied by detailed drainage plans, a Bat Mitigation Strategy (Revision A submitted on 13th August 2013), the previously submitted Phase 1 and 2 Geo Environmental Report, an Archaeological Survey and Metal Detector Report.

Consultations

Calverton Parish Council – The Parish were unhappy with the facing bricks and roofing tiles specified with the details originally submitted as part of this application. As the designated body for developing a Neighbourhood Plan, Calverton Parish Council has given consideration to new builds that impact on the Conservation Area and its setting. It is felt that building materials should be sympathetic to the vernacular style wherever possible. For proposed buildings north of Dark Lane, materials should include Ibstock Birtley range facing bricks, clay pantiles, black rainwater goods, white painted timber windows and vertically boarded timber garage doors. House designs should include appropriately scaled chimney stacks.

Due to the sensitive historic nature of the remainder of the site (south of Dark Lane) it is hoped that a similar design standard can be applied throughout in order to minimise the negative impact on the setting of the Conservation Area and the Scheduled Ancient Monument. At minimum, due to the visibility of the site because of the gradient of the land, there should be a requirement for clay pantiles and facing bricks selected from Ibstock's Birtley range, Holbeach Antique or Kielder Red Blend.

The Parish hoped that the plans will be modified to be in accordance with the emerging Neighbourhood Plan. This plan emphasises local heritage and as such the Parish consider that Plot C19 should be deleted due to its proximity to Keenwell and the potential footpath link just to the north of Keenwell should not be implemented (due to both the sensitivity of the historic Keenwell and the degradation it would cause to the ancient hedgerow of Dark Lane).

Following re-consultation on the revised details submitted the Parish welcomed the changes made to material types, however raised concern that not all their previous recommendations had been incorporated. The Parish consider that the houses to be built within the Conservation Area should have white, wooden window frames and should have appropriately scaled chimneys. All houses outside the Conservation Area should be tiled in Sandtoft double pantile-terracotta red. The Parish consider that these recommendations are in conformity with the emerging Neighbourhood Plan and recent Ministerial announcements, encouraging greater and more meaningful community consultation should be treated as material considerations.

The Development Brief stipulated the importance of heritage design standards for this sensitive site.

Notts County Council (Highways) – It is understood that the current application is a reserved matter application for appearance, landscaping and scale.

Having considered that the access and layout has already been considered previously as part of the outline planning permission reference 2005/0910 and that no further amendments have been made to the road layout except the addition of a temporary turning facility, the Highway Authority has no objections to offer in principle to the proposed development.

It should be noted that the temporary turning facility within the 1st phase of the development will not be considered for adoption so that it can be maintained at the public expense. As indicated on the attached plan submitted with this application it should be removed once an alternative turning facility within the phase 2 of the development has been constructed to the satisfaction of the Borough Council and is available for use.

Whilst assuming that previous conditions as per planning permission reference 2005/0910 (Decision Notice dated 27th November 2012) are still valid, the Highway Authority request that additional conditions are attached to any consent relating to the provision and later removal of the temporary turning facility.

The Highway Authority have no issue with discharging the part of the condition 9 (2005/0910) in relation to details of the wheel washing facility. The exact location of such a facility can be addressed at S38 technical approval and the site inspections stage.

Notts County Council (Archaeology) – The geophysical survey has identified a number of anomalies of possible archaeological origin, and the County Council's Archaeologist concurs with the survey conclusions in section 7 that further work is advisable. The survey suggests trial trenching or a "strip map and sample" strategy be carried out. The metal detecting report was also very interesting, as the finds located included a possible Roman coin, a Medieval silver coin, and a scatter of lead shot. The authors of the report suggest these are casual losses, and that the musket and pistol balls derive from shooting vermin or game. They are possibly correct on both counts, although in the County Council's Archaeologist's experience this kind of cluster of lead shot tends to be found when looking for skirmish sites of, for instance, the Civil War period, or later target shooting. The County Council's Archaeologist requested the metal detecting survey at the Outline planning stage because a gold coin of the pre-Roman period had been found just outside the site some years ago, which with the find of a second at the County Council's excavation by the Iron Age and Roman site on the hill above at Fox Wood makes this a significant area for such finds in the County. The Roman coin is therefore also of added interest.

Between the two reports the County Council's Archaeologist is sure further work is advisable, and is happy to accept the suggestion in the survey submitted for a "strip, map and sample" exercise. This is a standard method of archaeological investigation at development sites and involves the topsoil strip of the site being undertaken carefully under archaeological supervision, with appropriate allowance for the proper recording and investigation of archaeological features uncovered, and suitable contingency provisions in the case of unexpectedly significant remains being uncovered. The County Council's Archaeologist recommends that once the applicants have supplied an appropriate written scheme of investigation to cover this

work, the first part of the condition can be discharged, with the second part being discharged once the archaeological work has been implemented and reported upon to the Borough Council's satisfaction. The County Archaeologist would be pleased to monitor this work and to advise on the suitability of the submitted scheme and its implementation.

Environment Agency – The planning condition, relating to the proposed surface water drainage, as stated in the Environment Agency's comments on the outline application is still applicable. Additional information is required from the applicant before the Environment Agency would be able to provide further advice as to whether the condition attached to the outline consent can be satisfactorily discharged. The additional information required includes plans/calculations showing infiltration rates at the proposed soakaway locations to confirm if soakaways are feasible, confirmation as to whether the block paving shown on the development layout will be permeable and can therefore be classed as another form of sustainable drainage, details of a sustainable form of drainage to the northern section of the proposed development, a proposed drainage layout/schematic and/or calculations to confirm the surface water drainage system has sufficient capacity for a range of rainfall events and further details of the overland flood flow route from the northern swale. The responsibility of the future maintenance of the surface water drainage system (including SUDS features) should also be confirmed.

Severn Trent Water – Confirmed the submitted drainage details are acceptable and sufficient to discharge condition 16 attached to 2005/0910.

Nottinghamshire Wildlife Trust – No comments to make.

Police Architectural Liaison – No comments received.

English Heritage – Their previous advice relating to application nos.2005/0910 and 2010/0514 focused on the impact of the outline proposals on the setting of the scheduled monument, Fox Wood earthworks, and the loss of the barns, which they considered would have a harmful impact on the significance of the conservation area. English Heritage further considered that the supporting information was insufficient to justify the demolition of these structures within the conservation area. In their most recent letter relating to the previous applications English Heritage recognised the reduction in housing and layout which pushed the housing back to follow the existing housing line established to the east of the site. However the housing would still result in a loss of open space, harming the rural relationship between the scheduled ancient monument (on higher ground) and conservation area. Accordingly English Heritage recommended that the Borough Council judged whether the case had been fully made in accordance with the National Planning Policy framework (para.134), weighing up the public benefit of housing against the harm to significance of both the designated and non-designated heritage assets.

In determining the reserved matters application, this advice remains and English Heritage also refer the Borough Council to relevant paragraphs within the NPPF in respect of new development and revealing significance. Paragraph 131 refers to the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 137 states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

English Heritage also recommend further guidance is sought from relevant publications including Manual for Streets 2 (2010), Building in Context: New Developments in Historic Areas (first pub.2002) and The Setting of Heritage Assets (English Heritage 2011).

With regard to the potential for impacts on buried archaeological remains within the footprint of the proposed development, English Heritage repeat their recommendation that the Borough Council is guided by the County Council's Archaeologist.

English Heritage recommend that the application be determined in accordance with national and local policy guidance and on the basis of the Borough Council's specialist conservation advice.

Natural England – The proposal is unlikely to affect any statutorily protected sites or landscapes.

From the information available to Natural England, the proposal is likely to affect bats, through disturbance to individuals, or from damage or destruction of a roost. However, Natural England are satisfied that the avoidance or mitigation measures proposed would be sufficient to maintain the favourable conservation status of the species.

Scientific Officer – Is aware of the Phase 1 and 2 Geo Environmental Report which has been resubmitted as part of this application and also received a remediation method statement (RMS) from OPUS in July 2012.

Planning conditions 27 and 28 (2005/0910) would apply still however, as verification of the remediation works outlined in the RMS need to be submitted and approved. As such the Scientific Officer recommends that conditions 27 and 28 of the Outline consent are carried over.

Notts County Council (Rights of Way) – The Rights of Way Officer initially commented that this application may impact on public footpath no.14 in Calverton Parish which runs both through and alongside the eastern boundary of the site.

Whilst not an objection, the Rights of Way Officer requires that the availability of the footpath is not affected or obstructed in any way by the proposed development in this location. The Rights of Way office asked that they be consulted with regards to any re-surfacing issues and that developers be made aware of potential path users in the area who should not be impeded or endangered in any way.

The further comments of the Rights of Way Officer were received in respect of the crossing detail submitted relating to the proposed vehicular access' junction with Footpath no.14. The Rights of Way Officer confirmed that they have no objections to the proposed works or materials to be used.

The Rights of Way Officer advised that if the footpath requires closing at any time for the works to be carried out then the contractors must apply for a formal closure.

The Ramblers Association – No comments received

Nottingham Fire and Rescue – Ask whether the blocked paved areas of the cul-de-sac's are compliant with ADB: Vol 2, 16.11 and Diagram 50 (Turning Facilities)?

Also query whether the provision of hydrants will be in accordance with ADB: Vol 2, 15.7b?

Nottingham Fire and Rescue confirm that they have no other comments/observations to make.

Forestry Manager – Confirmed that the information supplied with regard to reserved matters further to application 2005/0910 is as requested in their previous comments.

The Forestry Manager's only area of confusion is with regard to the Large Cherry Tree as identified to the main entrance to the site on drawing LO1. The protection zone of this tree extends through a building and clearly this is both unworkable and impractical solution to safe tree retention.

All other issues raised in conditions 4, 5, 22, 18 and 19 of the outline consent (ref.2005/0910) relating to landscaping, tree protection and the proposed woodland screen have been adequately answered.

Urban Design and Conservation Consultant – Originally commented that the plans show very ordinary standard housetypes, no issue as they are acceptable. However, they do not stretch design quality into better architecture but keep the same to the same kind of development being built elsewhere in the Borough. It is a shame we are not seeing new house designs or contemporary architecture.

The Consultant considers that the landscaping details submitted are all acceptable.

Following receipt of revised details including materials for the proposed dwellings and chimneys incorporated to dwellings within the Conservation Area the Consultant advised that they were pleased to see small element paving on the first section of highway from Main Street linking into the site (Burnt Orche Tegula). The Consultant advised that it would be good to see trees to be planted to the front of the site to be semi-mature to make an instant impact. The details submitted in relation to boundary walls and railings are all good. The consultant considers the addition of chimneys on cottages on the approach to the front of the site has improved the scheme.

Housing – No comments received.

Public Protection – No comments received.

Parks and Street Care – The requirement of open space provision in the context of Gedling Borough Council's supplementary planning guidance is to provide open space that meets both active (sport and play) and passive recreational (dog walking, picnicking etc.) needs, was made as increasingly Sustainable Urban Drainage Systems (SUDS) swales are being included as amenity recreation areas in developments.

Whilst developments need to accommodate SUDS, such features themselves have limited amenity/recreational value.

The strip of open space on the Dark Lane development provides a green wildlife corridor, and a place for people to take their dogs for a walk and as such the proposal is accepted in this instance.

The proposed planting mix is suitable for a dry pond and swale and Parks and Street Care have no issues with this.

Parks and Street Care are mindful that the proposed Public Open Space has already been considered at the outline stage and accept the planting proposals provided.

Waste Services – No comments received.

Site and press notices have been posted advertising the application – 2no. written representations have been received raising the following issues:

- House types including doors, windows and garages should be sympathetic to the Calverton village traditional style with red brick and pantile roofing.
- Existing trees and hedges should be retained wherever possible and enhanced.
- Boundary fences, pathways and road surfaces should be in keeping with the surrounding area with subdued designs and restrained colour.
- Street furniture should be kept to a minimum and blended into surroundings.
- Disagree with the previous decision to grant outline planning permission.
- If the development goes ahead it should abide by the Justification Statement (November 2011) submitted with the outline application.
- The proposals would overlook an existing property.
- The proposals would result in a loss of daylight for a neighbouring property.
- The proposals would impact on the outlook of an existing property.
- The proposals would overlook and result in a loss of privacy for a neighbouring property.
- The proposals would result in light pollution.
- The proposals would impact on the quality of life for neighbouring residents especially given the plans allude to a number of three-storey properties.
- Objections made to the previous outline application remain valid.

Planning Considerations

The principle of developing this site with siting and layout to provide 72no. dwellings (69no. dwellings on the allocated portion of the site at a density of 34no. dwellings per hectare), the demolition of existing barns to the side of 115 Main Street as well as their partial rebuilding and their conversion to B1(a) offices, and the provision of access from Main Street has been established through the grant of outline planning permission under application no: 2005/0910.

The main planning considerations in relation to this application, therefore, are whether the matters submitted for approval in relation to appearance, landscaping, and scale are acceptable, having regard to design and the response to local context including the Conservation Area and the Scheduled Ancient Monument at Fox Wood, highway safety, drainage, residential amenity, landscaping and biodiversity.

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:

3. Supporting a prosperous rural economy
6. Delivering a wide choice of quality homes
7. Requiring good design

- 11. Conserving and enhancing the natural environment
- 12. Conserving and enhancing the historic environment

Locally, the following saved policies of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008) (RLP) are relevant in considering the reserved matters:

- Policy ENV1 – ‘Development Criteria’
- Policy ENV2 – ‘Landscaping’
- Policy ENV13 – ‘Demolition in Conservation Areas’
- Policy ENV14 – ‘Change of Use of a Building in a Conservation Area’
- Policy ENV15 – ‘New Development in a Conservation Area’
- Policy H16 – ‘Design of Residential Development’

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 (ACS) 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 policies are particularly relevant to this planning application:

- Policy 1 – Climate Change
- Policy 8 – Housing Size, Mix and Choice
- Policy 10 – Design and Enhancing Local Identity
- Policy 11 – The Historic Environment
- Policy 17 - Biodiversity

Design & Local Context

The relevant planning policies that need to be considered in relation to design and how well the development responds to the local context are set out in Policies ENV1, and H16 of the RLP, Section 7 of the NPPF and Policies 1, 8 and 10 of the ACS.

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 1 of the ACS requires all development proposals to deliver high levels of sustainability in order to mitigate against and adapt to climate change and to contribute to national and local targets on reducing carbon emissions and energy use and sets out how this should be achieved.

Policy 8 of the ACS 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.

Policy 10 of the ACS 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. Development should reinforce valued local characteristics. Layout, density and mix were approved at the outline stage. In determining this application, consideration needs to be given to the scale of the proposals, the materials, architectural style and detailing and the impact on the amenity of nearby residents. Consideration also needs to be given to the incorporation of features to reduce opportunities for crime and anti-social behaviour as well as the potential impact on important views and vistas and the setting of heritage assets.

The layout of the scheme was approved at the outline stage and therefore the key considerations relating to design relates to the external appearance and scale of the proposed dwellings. I note that following receipt of revised plans, the Urban Design and Conservation Consultant has raised no concerns with regards to the scale of the properties or the choice of materials.

I am satisfied that the scale of the proposal is as anticipated at the outline stage bearing in mind the height of the proposed dwellings reflects the property types annotated on the approved outline plans and overall heights are relatively modest particularly towards the rear boundary of the site where bungalows are incorporated into the scheme. The proposed woodland screen to the southern boundary of the site has also been increased in depth. The properties are of a traditional style and I consider the materials proposed will also aid the relationship with the character of the area. This is considered in more detail below in considering the impact on heritage assets.

I consider the proposed boundary treatments and surfacing details respect the character of the area and aid the transition between the application site and its respective surroundings.

Impact on heritage assets

The main policy considerations in considering the impact of the proposals on the Conservation Area and the Scheduled Ancient Monument at Fox Wood are set out under Section 12 'Conserving and enhancing the historic environment' of the NPPF and Policies ENV13, 14 and 15 of the RLP and the principle of the development and its relationship with heritage assets was assessed in detail at the outline stage. In assessing the details submitted relating to appearance, landscaping and scale particular regard should be given to Paragraph 131 of the NPPF which states inter-alia that in determining applications local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

ENV14 of the RLP requires that any changes to buildings to facilitate a change of use in a Conservation Area will be permitted if it preserves or enhances its contribution towards the character or appearance of the area.

Policy ENV15 of the RLP states inter-alia that the scale, design and proportions of proposals are sympathetic to the characteristic form in the area and compatible with adjacent buildings and spaces. The use and application of building materials and finishes should respect local traditional materials and building techniques.

As stated above Policy 10 of the ACS requires inter-alia that consideration be given to the impact of development on important views and vistas and the setting of heritage assets.

Policy 11 of the ACS states that proposals will be supported where the historic environment and heritage assets and their settings are conserved and enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.

I note the comments of English Heritage. The principle of the development and its relationship with the conservation area and scheduled ancient monument were considered in great detail at the outline planning stage. I consider the scale and appearance of the proposals accurately reflect the scale shown on the indicative cross sections submitted at the outline stage and will ensure an acceptable relationship with the Conservation Area and views towards Fox Wood. In my opinion the traditional styles and materials proposed will also help to ensure the development makes a positive contribution to local character and distinctiveness and this is considered in more detail below in response to comments received during the consultation process.

I note the comments of the Parish Council and other written representations received relating to the materials to be used in the construction of the proposed buildings. A revised materials schedule has been submitted with bricks, clay pantiles and black rainwater goods in the Conservation Area in line with the comments of the Parish Council.

Outside the Conservation Area bricktypes again reflect the advice of the Parish Council and black rainwater goods are proposed. A mix of concrete pantiles and dark grey interlocking flat concrete tiles are proposed to the properties to the South of Dark Lane. Whilst I am mindful that the Parish Council would prefer to see pantiles to all properties, I have discussed this with the Urban Design Consultant who has advised that a uniform approach to roof tiles is likely to have a very stark appearance. I concur with this view and consider that the proposed character areas with contrasting roof tiles is co-ordinated and will give some character to areas within the development.

In my opinion the proposed materials will have an acceptable relationship with the character of the area and I am satisfied the details provided meet the requirements of Condition 6 of the outline consent.

I am mindful of the comments received from the Parish Council requesting that appropriately scaled chimneys and wooden window frames should be incorporated into the dwellings within the conservation area. The revised plans include chimneys to dwellings within the Conservation Area and the Urban Design and Conservation Consultant is supportive of this amendment to the plans. I also consider the chimney stacks will help the new properties within the Conservation Area to relate to traditional village properties when viewed from Main Street. Whilst wooden window frames have not been incorporated, I do not consider that it would be reasonable to insist on wooden frames in this instance given that the Borough Council does not have control over window frames on other properties within the Conservation Area.

With regards to the works to demolish, refurbish and extend the barns within the curtilage of no.115 Main Street, the Conservation Consultant has confirmed that they have no concerns to raise with regards to the proposed plans or schedule of works to the barns and that the details provided meet the pre-commencement requirements of condition 3 of the Conservation Area Consent (2010/0514) which is repeated at Condition 23 of the outline consent (ref.2005/0910) relating to this reserved matters application. Revised timetables for the works including a bat mitigation strategy have been submitted and no objections have been raised by statutory consultees during consultation.

Details required by condition 23 to re-clad the existing substation have not been submitted and the condition can therefore only be partially discharged. The agent has advised that they have spoken with the new energy provider responsible for the sub station (Western Power) and have been advised that the existing substation does not have the capacity to serve the development and therefore will be decommissioned and replaced to serve the proposed development and maintain current service to existing residents. The agent has been discussing appropriate sub station housing with Western Power to include brick walls and a tiled roof. Western Power have advised the agent that the dimensions of the new substation will need to be approximately 4m x 4m and would be located in front of the existing substation. If the element of the scheme to re-clad the existing sub-station is not coming forward a separate application to vary Condition 23 of the Outline consent would be required.

Landscape and biodiversity

Policy ENV2 of the RLP requires that landscaping complements buildings and structures on the site, where possible retains, incorporates and enhances established features, reflects the character of the surrounding landscape, provides effective all year round screening where required, uses native species where practicable, where possible creates new or enhances existing features of nature conservation value and incorporates the use of appropriate species on defensible boundaries in an attempt to prevent crime.

I am mindful that existing hedgerow to the centre of the upper site is to be removed to facilitate development and this was considered as part of the outline application. I note new hedges are proposed to front boundaries of several properties fronting the spine road on the upper site and I consider this will help to soften the appearance of properties within the street scene. Further hedges are proposed to the southern and western boundaries of the upper site, to properties fronting the public open space and to some of the properties fronting cul-de-sacs on the upper site. Overall I consider the planting of these hedgerows will help to integrate the development into the rural setting and also help in offering biodiversity benefits. The hedgerows also offer a good balance between the hard boundary treatments proposed to other front boundaries which are mainly limited to brick walls and brick walls and railings particularly along the main entrance to the site as well as to the first part of the upper site. I consider the walls are well positioned and will help the transition from the Conservation Area into the allocated housing site.

I am satisfied that a vibrant planting mix is proposed and no objections have been raised by the Forestry Officer, Natural England or Nottinghamshire Wildlife Trust to the size, species, positions of hedges, trees and shrubs. Parks and Street Care have also confirmed that the proposed planting mix is suitable for the dry pond and swale. The depth of the woodland screen has also been increased when compared to the outline permission which will further soften the southern boundary of the site and help the transition into the adjoining green belt.

I note the Urban Design and Conservation Consultant has requested that trees to the front of the site are planted as semi-mature. The submitted plans confirm these trees will be between 3.0m and 4.2m in height.

With regards to the Forestry Manager's comment relating to the Cherry tree, close to the entrance of the site, revised plans have been submitted showing this tree to be removed. Given the location of this tree to the rear of the existing dwelling at 115 Main Street within the residential curtilage of this property and that the siting of the proposed barn was approved at the outline stage and the Forestry Officer raised no objections, I consider the removal of this tree is acceptable.

A maintenance schedule has been submitted for the planting including for the proposed woodland scheme and I consider this will ensure that the proposed planting establishes itself. The details provided for the maintenance of the woodland screen also satisfy the requirements of Condition 22 of the outline consent.

The submitted proposed levels plans and cross sections show that any changes in level on the site will not be significant and I am satisfied the details submitted meet the requirements of Condition 3 of the outline consent.

I am satisfied that the proposed surfacing provides a suitable mix to help break up the development and provide strong character areas. In particular I note the Urban Design Consultant and Rights of Way Officer endorse the proposed use of Marshalls Tegula Paving within the Conservation Area and at the crossing over Public Footpath no.14.

Natural England and the Nottinghamshire Wildlife Trust have raised no objections to the proposals and Natural England have confirmed that the bat mitigation proposals are acceptable which therefore meets the requirements of Condition 24 of the outline consent.

With regard to the Parish Council's comments relating to Plot C19, the position of this plot and its proximity to the Keenwell was considered at the Outline application stage and the proposed layout was considered as having an acceptable relationship with the wider setting. A revised plan has been submitted removing the potential footpath link just to the north of Keenwell given the footpath would have needed to negotiate a change of level of approximately 1.5m to join up with the existing footpath which was likely to require a ramp or steps and therefore would be impractical.

I am satisfied that the landscape details submitted meet the requirements of Conditions 4, 5 and 22 of the outline consent.

Highways

The Highway Authority have not objected to the principle of any of the details submitted relating to the detailed highway design as required by Conditions 8, 11, 12, 15, 29 and 30 of the outline consent. Formal discharge of these conditions can only take place once the plans have received technical approval from the Highway Authority through a Section 38 Agreement. I note that the Highway Authority have requested that additional conditions are attached to any reserved matters consent requiring the proposed temporary turning facility to facilitate phase 1 of the development as indicated on the submitted plans to be provided and then removed following the completion of this phase with the Highway reinstated in accordance with details to be prior approved. I am satisfied that such conditions are appropriate in this instance.

The Highway Authority have raised no objections to the wheel wash schedule submitted and therefore Condition 9 of the Outline Consent has been partly met.

Other issues

I note the comments received from the County Council's Archaeologist. Condition 21 of the outline planning permission (ref.2005/0910) remains extant and given the comments received I am not in a position to discharge this condition at this stage. A note can be attached to any reserved matters consent drawing the applicant's attention to the latest comments of the Archaeologist and that these should be read in conjunction with Condition 21 of the outline consent.

With regards to the disposal of foul sewage, Severn Trent Water have confirmed that the submitted details meet the requirements of Condition 16 of the permission. However the foul sewage information forms part of the detailed drainage plans. The Environment Agency requested additional information relating to drainage and at the time of writing this report this information has not been submitted. The details submitted are therefore not sufficient to discharge condition 17 of the outline consent. Conditions attached to any consent can make it clear that only the details relating to drainage of foul water are being approved and that Condition 17 still requires discharging. The details requested by the Environment Agency can be submitted as part of a separate Discharge of Condition application.

I note the comments of the County Council's Rights of Way Officer. Condition 20 of the Outline consent required details of safer pedestrian crossing facilities at the junction of the new access road and footpath no.14 including the provision of signage to be submitted. A plan showing crossing details and signage has been submitted as part of this application and the Rights of Way Officer has confirmed that they have no objections to the proposals. Should permission be granted, the requirements of Condition 20 will therefore have been partly met although the details submitted need formal approval from the Highway Authority through a Section 38 Agreement and therefore I am not in a position to discharge this condition under this reserved matters application. The crossing would also need to be implemented in accordance with any approved details for the condition to be fully discharged.

I have spoken to my Building Control colleagues in respect of the comments received from Nottinghamshire Fire and Rescue. The base course of the block paved cul de sacs and the provision of hydrants are issues that would be addressed during the building out of the development under the Building Regulations and through the surfacing details agreed with the Highway Authority. However, the Building Control team do not anticipate any significant problems.

With regards to conditions 27 and 28 of the outline consent which relate to a scheme to deal with any contamination on the site, the outstanding information relating to the verification of the remediation works can be submitted as part of a discharge of condition application relating to the outline planning consent should reserved matters approval be granted.

The agent has confirmed that bin collection points shown on the submitted layout plans are proposed to be an area of block paving sized to suit the number of properties being served. The agent has advised the intention is not to enclose these areas and I consider, given the modest scale of the bin storage areas and that they will only be used on bin collection days, that this is acceptable in this instance.

Conclusion

The details of external appearance, landscaping and scale submitted as part of this application reflect the existing character of the area and will have an acceptable relationship with the Conservation Area, the Scheduled Ancient Monument at Fox Wood and existing and proposed neighbouring amenity. The detailed highway and drainage plans for the site can be considered under a separate Discharge of Conditions Application.

Recommendation: 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. 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.
3. 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.

4. 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.
5. 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.
6. 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 turning facility shall then be provided prior to commencement of construction work on buildings within phase 1.
7. On the availability of alternative vehicular turning facilities being made available, the temporary turning facility approved under condition 6 of this consent shall be removed and reinstated in accordance with details to be first submitted to and approved in writing by the Borough Council.

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.

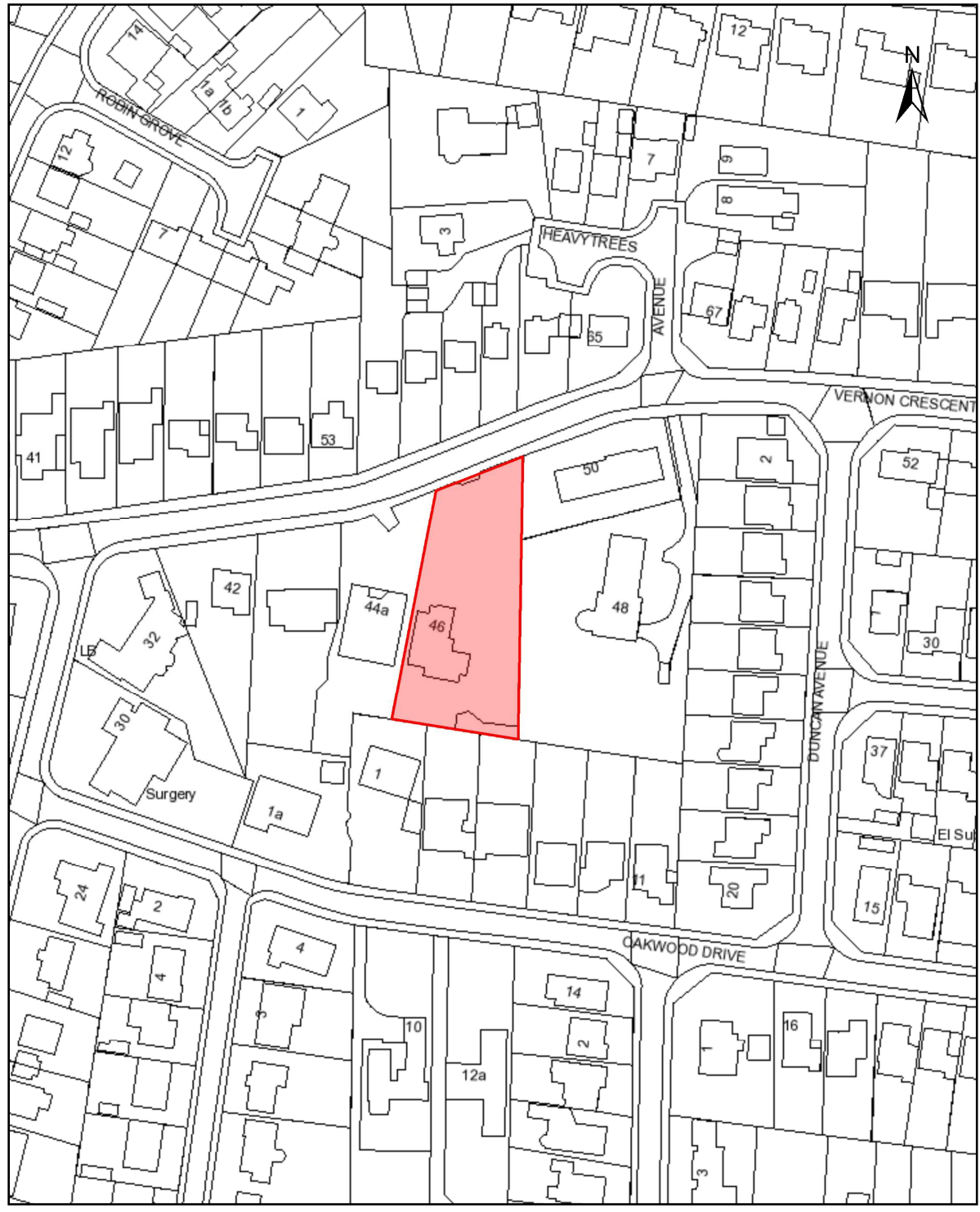
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal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

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Planning Report for 2013/0666

Location : 46 Vernon Crescent Ravenshead Nottinghamshire



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: 2013/0666

LOCATION: 46 Vernon Crescent Ravenshead Nottinghamshire NG15 9BQ

PROPOSAL: Alteration to roof and extensions and loft conversion

APPLICANT: Mr J Sardone

AGENT:

This application is brought to Committee as the plans have been drawn by an employee of the Borough Council.

Site Description

This application relates to a detached L shaped bungalow set within a large plot situated on the southern side of Vernon Crescent within a residential area of Ravenshead. The dwelling is set well back from the highway and has an existing conservatory to the rear and a flat roof garage projection to the front abutting the side boundary with the front garden of the adjoining dwelling at no. 44A Vernon Crescent. There is an area of hardstanding to the front of the garage which extends into the front garden by some 3m.

To the rear the site is bounded by 1.8m high close boarded fencing and mature trees and hedging.

The neighbouring property to the west (no. 44A Vernon Crescent) is a single storey flat roof dwelling which extends to both side boundaries of its plot. To the front elevation close to the side boundary with the application site it has folding doors serving a sitting room/kitchen/dining room. This room is also served by 2 no high level windows and obscure glazed French doors to the side elevation approximately 2m from the boundary and two large lightwells set within the roof.

To the east the site is adjoined by no.s 48 and 50 Vernon Crescent, two residential properties which are well screened from the site by mature trees soft landscaping.

Immediately to the rear, no. 1 and 3 Oakwood Drive are two storey and single storey dwellings which again are well screened from the application site by mature boundary treatments.

Proposed Development

Full planning permission is sought for:-

- the replacement of the existing garage with a double garage linked to the main dwelling. This has maximum dimensions of 7.1m in length and 6m in width. It has a pitched roof with an eaves height of 2.4m and ridge height of 5.2m. Roof lights are proposed to the side roof slope of the garage and a dormer is proposed to the other side roof slope facing no. 44A Vernon

Crescent. This has a pitched roof and measures 1.8m in height, 1.8m in width and has a maximum projection of 2.2m. It is also proposed to extend the existing hardstanding to the front of the garage doors.

The proposed link has maximum dimensions of 4m in length and 1.4m in width.

It has a pitched roof with an eaves height of 2.5m and a ridge height of 3.6m.

- the alteration of the hipped roof to the front of the dwelling to form a gable by extending the existing ridge of the main dwelling. French doors and a Juliette balcony are proposed to the new gable facing the highway.
- the insertion of dormer windows to the side roof slopes of the property. Revised plans have been deposited which show the dormers to sit below the ridge of the roof.

The dormer facing no. 44A Vernon Crescent is positioned some 7.3m from the front gable wall of the dwelling and measures 1.7m width, 1.8m in height and has a maximum projection of 2.5m. It serves an ensuite bathroom within the roof and has an obscure glazed top hung opening window. The opening part of the window is positioned 1.7m above the floor level of this bathroom.

To the other side of the roof slope the proposed dormer serves a bedroom and overlooks the side garden of the application site. This has a pitched roof and has maximum dimensions of 1.8m width, 1.9m height and 2.4m projection.
2no.

roof lights are also proposed to this roof slope.

- the erection of dormer in the rear roof slope to serve a bedroom. This has a pitched roof and measures 1.9m in width, 2.05m in height and has a maximum projection of 2.5m.

Amended plans have been received on the 12th August 2013 showing a small increase in size of the dormer window serving the study above the garage which remains obscure glazed and non opening.

Correspondence has been received which confirms that the main ridge height of the dwelling remains unaltered as a result of the proposal.

Consultations

Ravenshead Parish Council – No comments received at the time of writing the report.

Nottinghamshire County Council (Highways Authority) – No highway concerns are raised.

Nottinghamshire County Council (Forestry Manager) – Having visited the site it is confirmed that the proposed extension does not fall within the root protection zone of the Oak tree standing in the garden of the adjoining property. The root protection zone has, however, been affected by the installation of the driveway that serves the

property on which it resides. It is considered that any extensive additional detrimental effect would be caused by the proposal. However it is suggested that should permission be granted excavation work 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.

Adjoining neighbours have been notified of the proposal and a site notice posted. The statutory consultation period for representations is until midnight 14th August 2013 and any consultation responses will be reported verbally at Committee.

Planning Considerations

In my opinion, the main planning considerations in the determination of this application are the visual impact of the proposal on the character of the area and the streetscene, the impact on the residential amenity of neighbouring properties and whether the proposal raises any highway safety issues.

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.

Section 7 of the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...decisions should aim to ensure developments, amongst other things, respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

At the local level the following policies of the Gedling Borough 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. In addition appropriate parking provision should be made and in considering extensions which result in an increase in bedrooms, account should be taken of the residential parking standards set out in the Borough Council's Supplementary Planning Document (SPD) 'Parking Provision for Residential Developments' (2012).

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 10: Design and Enhancing Local of this document is also relevant in this instance. This requires inter alia that development should be assessed against materials and architectural style and detailing and impact upon nearby residents or occupiers.

Design and Appearance

I note that amended plans have been received which show the side dormers to sit slightly below the ridge of the roof. I consider that these, together with the rear dormer, are acceptable in terms of their design, scale and appearance and that they sit well within the context of the existing dwelling.

With regards to the proposed alteration of the roof of the dwelling from hipped to gable, I am satisfied this will be visually acceptable and result in no undue harm to the character of the existing property or streetscene, given the distance of the property from the highway and existing boundary treatments.

I also consider that the extension and pitched roof proposed to the garage and the proposed link are of acceptable design, scale and appearance and that they sit well within the context of the dwelling and its wider setting. Although the proposed garage would project further forward than the existing garage I do not consider that this would have any detrimental impact upon the dwelling nor the streetscene again given distances to the highway and existing front boundary treatments.

Taking this into account I am of the opinion that the proposed development is of acceptable design and appearance. In my opinion it would not result in a dwelling which would be incongruous or out of character with other properties within the surrounding area given the size of the plot and that there a variety of styles and types of housing.

Impact upon residential amenity

I am mindful that the existing flat roof garage is sited immediately abutting the side boundary with no. 44A Vernon Crescent and that the proposed extension would project forward of, and be higher, than the existing structure given the proposed pitched roof. I note that no. 44A Vernon Crescent has folding doors to its front elevation serving a kitchen/diner/living room sited within approximately 1m of this side boundary.

However, I am mindful that these are not the only windows serving this room. It is also served by 2no. high level windows and obscure glazed French doors to the side elevation facing the application site and 2 no. large light wells in the ceiling. Given that the proposed garage is single storey in height and that the roof is sloping away from this boundary I am of the opinion that it would not result in any overbearing or overshadowing impact to justify refusal on these grounds in this instance.

With regards to overlooking and loss of privacy, I note that a dormer window is proposed to the roof slope of the garage facing the front garden of no. 44A Vernon

Crescent to serve a study. Given that the window is to be obscure glazed and non opening I therefore do not consider that this would raise any undue overlooking issues.

Similarly I do not consider that the proposed rooflights serving the bedroom and the side dormers serving the bedroom and bathroom would raise any undue impacts in terms of overlooking. Amended plans have been deposited which show the side dormer facing no. 44A Vernon Crescent to be obscure glazed and top opening only and the opening part of the window would be 1.7m above floor level of the ensuite.

I am mindful that the proposed alteration from a hipped roof to gable to the front elevation would extend the ridge of the dwelling at a higher level than as existing. However, given that this would not extend beyond the front building line of the adjoining dwelling, that the extended roof would be sloping away from this side boundary and bearing in mind the orientation of the plots I do not consider that this would result in any overshadowing or overbearing impact upon this neighbouring property. I am also of the view that the proposed Juliette balcony would afford views towards the highway some 28m to the north. Given the distances to the nearest properties to the north and the existing front boundary treatments I do not consider that this would raise any overlooking or loss of privacy issues.

The proposed rear dormer is positioned in the existing rear roof slope of the dwelling. Given its distance to the rear boundary of the site and the neighbouring property to the rear at no. 1 Oakwood Drive, I am of the view that this dormer would not result in any undue overlooking impact to justify refusal.

Taking this into account I am satisfied that, on balance, the proposed development would not result in any undue impact upon the amenity of neighbouring properties to justify refusal on these grounds.

Highway Issues

I note that the Highway Authority have raised no objections to the proposal and I am satisfied that appropriate off street parking is retained on site to accord with the Borough Council SPD on residential parking.

Other Matters

I note that a large oak tree, which is not protected by a Tree Preservation Order, is situated within the garden of no. 44A Vernon Crescent close to the side boundary of the site in proximity to the proposed extended garage. The Forestry Manager has visited the site and has advised that the proposed development would not cause any additional impact upon the tree than the current driveway at no. 44A Vernon Crescent. I am mindful that it is recommended that a condition be added should permission be granted that any excavation work 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. I consider that it would be reasonable to attach such a condition in this instance.

Conclusion

Taking the above considerations into account I am of the view that, on balance, the proposal accords with the above policies.

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 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.).

ACTION SHEET PLANNING DELEGATION PANEL 26th July 2013

2013/0253

Rear Of 202 Oakdale Road Carlton Nottingham

Construction of 5 new 4 bedroom dwellings to land to rear of 202 Oakdale Road, Carlton

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.

Objectors to be notified by standard letter following issue of decision

SS

2013/0516

Gedling Garage 2A Cavendish Avenue Gedling

Side extension to motor vehicle repair garage

Withdrawn from the Agenda.

2013/0531

130 Nottingham Road Ravenshead Nottingham

Replacement single storey extension and remedial works to rear elevation of existing house

Withdrawn from the Agenda.

2013/0554

WORKSHOP Grays Drive Ravenshead

The conversion of an existing single storey building in to a single dwelling

The proposed development would accord with Green Belt policy, result in 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.

Parish to be notified by standard letter following issue of decision

SS

2013/0588

Modern Acre Whitworth Drive Burton Joyce

Proposed extensions and modernisations works

The proposed development would accord with Green Belt policy and result in no undue impact on neighbouring properties.

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**

2013/0563

1 Nottingham Road Ravenshead Nottinghamshire

Demolition of existing car showroom (Use Class Sui Generis) and erection of a convenience store (Use Class A1) with associated landscaping, car parking and servicing.

The proposed development would result in a detrimental impact on 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**

2013/0627

87 Main Road Gedling Nottinghamshire

Renew Extant Permission for 3 dwellings and new private driveway (App. Ref. 2010/0522)

Withdrawn from the Agenda.

2013/0639

22 Monsell Drive Redhill Nottinghamshire

Erection of single and two storey extension to rear including balcony and alterations to front of property including addition of single storey roof, extension of entrance lobby and new bay window.

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

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**

AJ/26th July 2013

ACTION SHEET PLANNING DELEGATION PANEL 2nd August 2013

2013/0521

Land Adjacent 6 Parklands Close Bestwood

Proposed erection of 2no dwellings at land adjacent to 6 Parkland Close Arnold Nottingham NG5 9QU

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

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**

2013/0623

48 Greaves Close Arnold Nottinghamshire

Dropped kerb access to Gedling Road at rear of property

The proposed development would cause conflict between vehicles entering and leaving the site and pedestrians using the area.

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**

2013/0607

12 Longdale Lane Ravenshead Nottinghamshire

Demolition of existing detached house and garage, erection of two detached houses and garages and formation of new access points and driveways.

The proposed development would have no adverse impact on the special character area located within Ravenshead.

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

Parish Council to be notified of decision **SS**

2013/0664

279 Moor Road Papplewick Nottinghamshire
New roof to form new first floor and ground floor rear extension

Application withdrawn from the agenda because successful negotiations have reduced the size of the dwelling so that it accords with local green belt planning policies.

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**

JC 6th August 2013

ACTION SHEET PLANNING DELEGATION PANEL 9th August 2013

2013/0665

32 Clementine Drive Mapperley Nottinghamshire
Erect Conservatory, single storey to rear of property

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.

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

2013/0646

4 Northcliffe Avenue Nottingham NG3 6DA
Construct 4 New Detached Dwellings @ Land Adjacent 4 Northcliffe Avenue

The proposed development would result in an over intensive development of the site, would be out of character with the area and would have a significant overbearing and overlooking impact onto neighbouring properties. The proposal would also have a material impact on highway safety.

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**

AJ/9th August 2013

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Agenda Item 7

PLANNING COMMITTEE – 28th August 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>
2012/1472	Severn Trent Water Plc Stoke Lane Stoke Bardolph	Erection of a single wind turbine & other ancillary development.	18/9/13
2013/0497	Land South Of Colwick Loop Road	Construction of public house with restaurant facilities & associated managerial residential accommodation at first floor & restaurant or hot food takeaway	18/9/13
2013/0500	Land South Of Colwick Loop Road	Construction of retail unit with ancillary restaurant & concession units, service yard, car parking, landscaping & highways works & employment uses	18/9/13
2013/0546	Land Off Teal Close Netherfield	Outline planning application comprising residential development, employment uses, a community hub, primary school, hotel, care home, playing pitches & changing facilities, public open space, allotments, structural landscaping, access arrangements & an ecology park, & demolition of existing structures	18/9/13

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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