



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

Agenda

Planning Committee

Date: **Wednesday 9 October 2013**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Lyndsey Parnell

Members' Services Officer

0115 901 3910

Planning Committee

Membership

Chair 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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- 1 Apologies for Absence.**
- 2 To approve, as a correct record, the minutes of the meeting held on 18 September 2013.** 1 - 18
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MINUTES PLANNING COMMITTEE

Wednesday 18 September 2013

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Andrew Ellwood
Councillor Pauline Allan Councillor Cheryl Hewlett
Councillor Roy Allan Councillor Jenny Hollingsworth
Councillor Peter Barnes Councillor Meredith Lawrence
Councillor Chris Barnfather Councillor Marje Paling
Councillor Denis Beeston MBE Councillor Colin Powell
Councillor Alan Bexon Councillor Suzanne Prew-Smith
Councillor Bob Collis

Absent: Councillor John Boot, Councillor Sarah Hewson,
Councillor Mike Hope and Councillor Gordon
Tunncliffe

Officers in Attendance: P Baguley, J Cole, L Parnell and L Sugden

46 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Boot, Hewson, Hope and Tunncliffe.

47 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 28 AUGUST 2013.

RESOLVED:

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

48 DECLARATION OF INTERESTS

Councillor Barnes declared a none-pecuniary interest in Application No. 2013/0718 owing to his knowing the applicant.

49 APPLICATION NO. 2012/1472- SEVERN TRENT WATER PLC, STOKE BARDOLPH

Erection of a single wind turbine (rated capacity up to 2.5MW) and other ancillary development.

RESOLVED to GRANT PLANNING PERMISSION, subject to the following amended conditions:

Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision. Written confirmation of the date when electricity is first exported to the grid from the wind turbine hereby permitted (First Export Date) shall be submitted to the Local Planning Authority within one month of the date of this taking place.
2. This permission shall endure for a period of 25 years from the first export date (of electricity to the grid), after which the use shall cease, and the turbine, ancillary structures, crane erection and lay down areas shall be removed from the site, and the land restored in accordance with details to be approved in writing under condition 45 below. The site shall be decommissioned in accordance with the details to be approved under condition 45.
3. The development hereby permitted shall be carried out in accordance with the following approved plans except insofar as may be otherwise required by other conditions of this planning permission: Figure 1.3 Rev P5 Detailed Proposed Site Layout Plan (During Construction); Figure 1.4 Rev P1 Detailed Proposed Site Layout Plan (Post Construction); Figure 2.1 R0 Constraints Map (100m to tip); Figure 4.1 Rev P0 Site Entrance Access; Figure 4.2 Rev P3 Road Works Within Compound; Figure 4.3 Rev P1 Road Works Within Compound Near AMP5; Figure 4.4 Rev 0 Typical Widening of Existing Tarmac Site Road; Figure 4.5 Rev 0 Typical Access Track Details New Stone Road; Figure 4.6 Rev P0 Typical Turbine Pile Foundation; Figure 4.8 Rev P0 Indicative 33kV Substation Plan & Elevations; Figure 4.9 Rev 0 Typical Cable Trench Details.
4. The wind turbine shall be of a 3-bladed configuration and not exceed an overall height of 100m measured from ground level to the tips of the turbine blades. The blades of the turbine shall not have a rotor diameter of more than 80m. The hub height of the turbine shall be no more than 60m measured from ground level to the top of the hub. The turbine shall not display any prominent name, logo, symbol, sign or advertisement on any external surface unless otherwise agreed in writing by the Local Planning Authority. The turbine shall not be illuminated and there shall be no permanent illumination on the site, unless otherwise agreed in writing by the Local Planning Authority or required to satisfy any other condition of this planning permission.

5. The 33KV substation to be provided in accordance with figure 4.3 revision P shall have the following maximum dimensions; it shall be no wider than 9m, no longer than 15m and it shall have a ridge height of no more than 6m.
6. The wind turbine and its associated hard standing areas shall be provided in the position indicated in Figure 1.3 Rev P5 subject to a micro siting allowance of 30m as shown on Figure 2.1 R0 Constraints Map (100m to tip) (showing a zoomed in area indicating the extent of the 30m micro siting area by way of a red dashed line).
7. Before the development hereby approved is commenced, and any associated materials transported to the site, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following: (i) A comprehensive study of the agreed delivery route as shown on Drawing No. TNEI-SB-Map 1 (as included in submitted Environmental Report Volume 4, Appendix I) to the application site including identification of the route where highway accommodation works will be required including the clearance of any vegetation and removal of street furniture; (ii) A schedule indicating the time for off peak construction deliveries; (iii) Details of measures to be taken to manage and control construction traffic on the agreed construction route and site access to include advance notification signage, abnormal load traffic warning signs and any temporary speed limits/traffic regulation orders; (iv) Details of measures to be taken to manage the proposed hedge and tree cutting including signage. (vi) details specifying how any damage caused by construction traffic to the highway along the agreed route shall be made good. The Construction Traffic Management Plan shall thereafter be implemented as approved prior to any construction works taking place on site and as required during the construction of the development.
8. Before the development hereby approved is commenced the existing vehicular access into the site from Stoke Lane shall be widened and suitably constructed in accordance with figure 4.1 revision P0 so as to allow access for abnormal load, to the satisfaction of the Local Planning Authority.
9. Before the development hereby approved is commenced, Network Rail shall be given a minimum of 6 weeks' notice of any abnormal load vehicles transporting materials to the site.
10. Before the development hereby approved is commenced, a scheme for the installation of appropriate lighting of the turbine at night to assist air traffic shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details prior to the first

export of electricity and shall be retained in accordance with the approved details for the lifetime of the development, unless otherwise prior agreed in writing by the Local Planning Authority.

11. Before the development hereby approved is commenced, and any associated materials transported to the site, the parking, turning and servicing areas for the turbine delivery vehicles and staff shall be provided in accordance with the plans to be first submitted to and approved in writing by the Local Planning Authority. The parking, turning and servicing areas as approved shall thereafter be retained for the life of the development.
12. Prior to the commencement of the development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with the contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: 1) A preliminary risk assessment which has identified; (a) All previous uses; (b) Potential contaminants associated with those uses; (c) A conceptual model of the site indicating sources, pathways and receptors; and (d) Potentially unacceptable risks arising from contamination at the site. 2) A site investigation scheme, based on the details provided in Appendix 6 of the submitted Environmental Report (with particular reference to letter report by Grontmij (ref 102766/I/01 dated 10th February 2010)) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components shall require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.
13. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
14. The development hereby permitted shall not be commenced until such time as a scheme for the storage of oil, fuel and chemicals has been submitted to, and approved in writing by, the Local

Planning Authority. Any such scheme shall be supported, where necessary, by detailed calculations; include a maintenance programme; and establish current and future ownership of the facilities provided. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or any details as may subsequently be agreed in writing by the Local Planning Authority.

15. Before the development hereby approved is commenced, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Site Waste Management shall be implemented in accordance with the approved details.
16. Before the development hereby approved is commenced, drainage plans for the disposal of surface water, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and timetable.
17. Before the development hereby approved is commenced, a schedule of tree and hedgerow pruning works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall contain details of the works to be undertaken and a timescale for the works to be carried out. Pruning works shall be completed in accordance with the approved schedule.
18. No tree or hedgerow removal, other than that identified on Figure 1.3 Rev P5; Figure 1.4 Rev P1; and Figure 4.2 Rev P3 shall be undertaken, without the prior written consent of the Local Planning Authority and no other tree or hedgerow pruning works other than that agreed within the approved schedule of tree and hedgerow pruning shall be undertaken without the prior written consent of the Local Planning Authority.
19. Before the development hereby approved is commenced, a landscape and planting scheme and maintenance schedule (covering a minimum period of 5 years) shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall exclude those areas to be covered by the Habitat Management Plan required under condition 21 below. The landscaping and planting scheme shall be implemented in accordance with the approved details within eight months of the completion of the construction works. The maintenance of the site shall be carried out in accordance with the approved details. Any tree, hedge or shrub planted as part of the approved landscape and planting scheme (or replacement tree/hedge) on the site, which dies or is lost through any cause during a period of 5 years from the date of first planting, shall be replaced in the next

planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

20. Before the development hereby approved is commenced, a scheme setting out the protocol for wind turbine shut down during archery tournament events held at The Poplars Sports Ground shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Burton Joyce Archers). The protocol shall be adhered to for the lifetime of the development, unless otherwise prior agreed in writing by the Local Planning Authority. The wind turbine shall be operated and shut down in accordance with the details of the approved protocol, unless otherwise prior agreed in writing with the Local Planning Authority.
21. Prior to the commencement of the development hereby approved, a habitat management plan shall be submitted to and approved in writing by the Local Planning Authority. The habitat management plan shall include details of species/seed mixes, establishment methods and maintenance regimes. The habitat management plan shall cover a period of 25 years. The habitat management plan shall cover the areas of habitat to be created within the red line shown on location plan figure 1.1 revision c, and the specific areas shown on drawing 5581-06-N-N/A submitted on the 13th march 2013 (which shows the creation of a species- rich neutral grassland, creation of 150m of new hedgerow and at least 4,100 square metres of broadleaved woodland). The habitat management plan shall also cover the provision of two 0.25ha rotational mitigation plots to be located 1.5 miles to the north east of the development site within the blue line shown on location plan figure 1.1 revision c so as to promote nesting Lapwing. Precise details of the location of these rotational plots shall be submitted as part of the management plan, together with a schedule of works setting out a timescale for creating the new habitat and maintenance regimes. The habitat shall be provided and maintained in accordance with the approved Habitat Management Plan.
22. No construction or decommissioning works shall be undertaken after sunset and no high powered lights, fires shall be used during the construction or decommissioning period. Any trenches or holes created during construction works or decommissioning works shall be closed or covered overnight, where this is not possible due to size holes will be angled at a maximum of 45 degrees or large planks left in holes overnight.
23. Prior to the commencement of the development hereby approved, a scheme setting out a monitoring programme in relation to Bats, following the same methods used within the 2012 summer transect surveys and remote monitoring surveys submitted as

part of the application, shall be submitted to and approved in writing by the Local Planning Authority. The monitoring programme shall cover a period of three years from the first export date of electricity to the grid. A minimum of 3 transect surveys per year between April and October including 1 dawn survey shall be carried out. The findings and the results of the surveys, together with any proposed mitigation measures and timescales for carrying out any mitigation shall be submitted as a report to the Local Planning Authority and shall be approved in writing by the Borough Council. The reports shall be submitted within three months of each survey being undertaken. Any further mitigation required shall be carried out in accordance with the approved details in relation to each survey undertaken.

24. No fencing shall be erected around any watercourses or water bodies within the red line shown on location plan figure 1.1 revision c, at any time during the construction, operation or decommissioning phase of the proposed development, unless otherwise prior agreed in writing by the Local Planning Authority.
25. Prior to the commencement of the development hereby approved a verification statement shall be submitted confirming that the Clerk of Works appointed to oversee the construction works has been inducted by an appropriately qualified ecologist prior to the start of works to ensure that they are aware of their responsibilities in relation to the protection of wildlife.
26. Prior to the commencement of development precise details of at least four new hibernacula to be provided within the red line on location plan figure 1.1 revision c including their location shall be submitted to and approved in writing by the Local Planning Authority. The hibernacula shall be provided in accordance with the approved details, prior to the first export date of electricity.
27. No construction works or decommissioning works shall be undertaken during the bird breeding season (March to June inclusive) and no clearance works shall take place during bird breeding season, unless a checking survey by an appropriately qualified ornithologist has shown active nests to be absent immediately to the start of either construction or decommissioning works.
28. Prior to the commencement of the development hereby approved, a scheme setting out a monitoring programme in relation to ornithology, shall be submitted to and approved in writing by the Local Planning Authority. The monitoring programme shall have first been agreed in writing by Natural England/ and or the RSPB, and confirmation of this shall be submitted with the scheme to be submitted to the Council. The monitoring programme shall indicate the methods to be used to carry out surveys, the timings

of the surveys and length of time that monitoring shall be undertaken and shall provide for the production of reports following each survey detailing the findings of the survey and any mitigation measures proposed to address any issues raised. Monitoring shall be undertaken in accordance with the agreed monitoring programme. The findings and the results of the surveys, together with any proposed mitigation measures and timescales for carrying out any mitigation shall be submitted as a report to the Local Planning Authority and shall be approved in writing by the Borough Council. The reports shall be submitted within three months of each survey being undertaken. Any further mitigation required shall be carried out in accordance with the approved details in relation to each survey undertaken.

29. Should construction or decommissioning works take place during December-February inclusive, then prior to works commencing a watching brief will be implemented to ascertain if the site is being utilised by Lapwing, should Lapwing be present then a report setting out appropriate mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Any mitigation measures approved shall be carried out in accordance with the approved details.
30. Prior to the erection of the wind turbine, details of the size, design and colour finish of the turbine tower; nacelle and blades shall be submitted to and approved in writing by the Local Planning Authority. The size and appearance of the turbine shall be in accordance with the parameters set out in condition 4 above. Development shall thereafter be carried out in accordance with the approved details.
31. Prior to the erection of the substation, details of the colour and type of materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The size of the substation shall be in accordance with the parameters set out in condition 5 above. Development shall thereafter be carried out in accordance with the approved details.
32. All cables within the development site from the turbine to the substation shall be set underground.
33. Prior to the first export date, a protocol for the investigation and alleviation of any electro-magnetic interference to terrestrial television caused by the operation of the wind turbine shall be submitted to and approved in writing by the Local Planning Authority. The protocol shall also include full contact details of who to contact in relation to the development should the Local Authority receive a complaint from a local resident within 12 months of the first export date. The protocol shall provide for the investigation by a qualified independent television engineer of any

complaint of interference with television reception at a lawfully occupied dwelling (defined for the purposes of this condition as a building within Use Class C3 and C4 of the Use Classes Order) which lawfully exists or had planning permission at the date of this permission, where such complaint is notified to the developer by the Local Planning Authority within 12 months of the first export date. Where impairment is determined by the qualified television engineer to be attributable to the development, mitigation works shall be carried out in accordance with the protocol which has been approved in writing by the Local Planning Authority.

34. Prior to first export date (of electricity to the grid), final details of the exact position of the wind turbine and associated hard standing areas in the form of revised layout plans shall be submitted to and approved in writing by the Local Planning Authority. The wind turbine and associated areas of hard standing shall be sited in accordance with the approved details.
35. Before the first export date (of electricity to the grid), the widened part of the access track, turning head, component lay down area and crane erection area will be buried in situ and the site compound will be removed in accordance with the details indicated on Figure 1.4 Rev P1 and Figure 4.5 Rev 0.
36. The Applicant must notify East Midlands Airport in writing that the wind turbine is in operation. This shall be done within 1 month, of the turbine commencing operation and the Local Authority shall be sent a copy of the notification made to East Midlands Airport.
37. The rating level of noise immissions from the wind turbine (including the application of any tonal penalty), when determined in accordance with the attached Guidance Notes, shall not exceed the values for the relevant integer wind speed set out in Tables 1 and 2 attached to these conditions (37 to 44) at any dwelling which is lawfully existing or has planning permission at the date of this permission and the wind turbine operator shall adhere to this condition and condition 38 to 44 below.
38. The wind farm operator shall continuously log power production, wind speed and wind direction, all in accordance with Guidance Note 1 (d). These data shall be retained for a period of not less than 24 months. The wind farm operator shall provide this information in the format set out in Guidance Note 1 (e) to the Local Planning Authority on its request, within 14 days of receipt in writing of such a request.
39. No electricity shall be exported until the wind farm operator has submitted to the Local Planning Authority for written approval a list of proposed independent consultants who may undertake compliance measurements in accordance with condition 37 above

and the protocol required to be approved under condition 41 below. Amendments to the list of approved consultants shall be made only with prior written approval of the Local Planning Authority.

40. Within 21 days from the receipt of a written request from the Local Planning Authority following a complaint to it from an occupant of a dwelling alleging noise disturbance at that dwelling, the wind farm operator shall, at its expense, employ a consultant approved by the Local Planning Authority under condition 39 above to assess the level of noise immissions from the wind farm at the complainant's property in accordance with procedures described in the attached guidance notes. The written request from the Local Planning Authority shall set out at least the date, time and location that the complaint relates to and any identified atmospheric conditions, including wind direction, and include a statement as to whether, in the opinion of the Local Planning Authority, the noise giving rise to the complaint contains or is likely to contain a tonal component.
41. The assessment of the rating level of noise immissions, following a complaint received by the Local Planning Authority and it making a written request to the wind farm operator shall be undertaken in accordance with the approved assessment protocol. The protocol shall have been submitted to and approved in writing by the Local Planning Authority prior to the first export date of electricity. The protocol to be submitted for approval shall include proposed measurement locations identified in accordance with the Guidance Notes where measurements for compliance checking purposes shall be undertaken. Prior to investigation of any complaint received consideration shall be given to whether the noise giving rise to the complaint contains or is likely to contain a tonal component, and also the range of meteorological and operating conditions (which shall include the range of wind speeds, wind directions, power generation and times of day) to determine the assessment rating level of noise immissions. The proposed range of conditions to be utilised in the assessment of the rating level of noise immissions to be carried out by an approved independent noise consultant, (from the list required to comply with condition 39 above) following a complaint received by the Local Planning Authority and it making a written request to the wind farm operator, shall be those that prevailed during times when the complainant alleges there was disturbance due to noise, having regard to the written request of the Local Planning Authority required to have been made under condition 40, and such others as the independent consultant considers likely to result in a breach of the noise limits.
42. Where a dwelling to which a complaint is related is not listed in the tables attached to conditions 37 to 41 and 43 to 44 of this

permission, the wind farm operator shall submit to the Local Planning Authority for written approval proposed noise limits selected from those listed in the tables to be adopted at the complainant's dwelling for compliance checking. The proposed noise limits shall be those limits selected from the tables specified for a listed location which the independent consultant considers as being likely to experience the most similar background noise environment to that experienced at the complainants dwelling. The rating level of noise immissions resulting from the wind turbine when determined in accordance with the attached Guidance Notes shall not exceed the noise limits approved in writing by the Local Planning Authority for the complainant's dwelling.

43. The wind farm operator shall provide to the Local Planning Authority the independent consultant's assessment of the rating level of noise immissions undertaken in accordance with the Guidance Notes within two months of the date of the written request of the Local Planning Authority for compliance measurements to be made under condition 40 above, unless the time limit has been extended in writing by the Local Planning Authority. The assessment shall include all data collected for the purposes of undertaking the compliance measurements, such data to be provided in the format set out in Guidance Note 1 (e) of the Guidance Notes. The instrument used to undertaken the measurements shall be calibrated in accordance with Guidance Note 1 (a) and certificates of calibration shall be submitted to the Local Planning Authority with the independent consultant's assessment of the rating level of noise immissions.
44. Where a further assessment of the rating level of noise immissions from the wind turbine is required pursuant to Guidance Note 4 (c), the wind farm operator shall submit a copy of the further assessment within 21 days of submission of the independent consultant's assessment pursuant to condition 41 above unless the time limit has been extended in writing by the Local Planning Authority.
45. The independent consultant shall submit a report of their findings in writing to the Local Planning Authority for its prior approval. The report shall include mitigation measures and a timescale for carrying out any required works if the noise limits agreed under condition 41 and to be agreed in relation to condition 42 are found to have been exceeded. The proposed mitigation measures shall be carried out in accordance with the approved details.
46. If the wind turbine hereby approved ceases to operate for a continuous period of 6 months unless otherwise approved in writing by the Local Planning Authority, a scheme for the decommissioning and removal of the wind turbine and any other

ancillary equipment, including a timetable for its removal, shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the end of the 6 month cessation period. The approved scheme shall thereafter be implemented in accordance with the approved details.

47. Prior to the decommissioning of the site a scheme setting out a programme of works required to undertake decommissioning works, together with details of any access widening required, alteration to junctions, details of the abnormal load routes together with details of how any required off-site traffic management measures along the proposed route of decommissioning traffic, details of how the site shall be restored and landscaped once structures have been removed and a schedule of works required and timescales for undertaking the restoration shall be submitted to and approved in writing by the Local Planning Authority. The site shall be decommissioned in accordance with the approved details.
48. No development shall take place within the application site until details of a scheme for archaeological mitigation has been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in full accordance with the approved details.
49. No development shall commence until the developer has submitted to the Local Planning Authority for approval final details of the make and model of the wind turbine to be used. This shall include an updated noise assessment and manufacturer's data to demonstrate that the proposed turbines meet the limits specified in *Condition 37*. The approved model shall be installed.
50. Prior to operation, the developer shall submit to the Local Planning Authority for approval a schedule of planned maintenance of the wind turbine. The turbine shall be operated in accordance with the approved maintenance schedule.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. This is a temporary permission and condition 2 is attached for the avoidance of doubt.
3. For the avoidance of doubt
4. For the avoidance of doubt

5. For the avoidance of doubt
6. To define the nature of the planning consent and for the avoidance of doubt, should site circumstances require alteration to the exact position of the turbine.
7. In the interests of highway safety
8. In the interests of highway safety
9. In the interests of highway safety
10. To safeguard air traffic in the local area.
11. In the interests of highway safety
12. To ensure that the site is adequately remediated and does not pose a risk for adjoining land.
13. To ensure that piling or other foundation designs do adversely disturb land in manner that would affect the quality of ground water.
14. To ensure that the storage of oil, fuel or chemicals does not adversely affect the local water environment
15. To ensure that waste from the site is managed in an appropriate manner
16. To ensure the correct disposal of surface water so as to not adversely affect the local water environment
17. To safeguard the appearance of the site
18. For the avoidance of doubt and to safeguard the appearance of the site
19. To ensure that the site is adequately landscaped
20. To ensure that the operation of the wind turbine does not prejudice the use of the Poplars Sports Ground for Archery
21. To ensure that new habitat is created and established in order to promote biodiversity
22. To ensure that there is no adverse effect on local fauna within the site and the surrounding area.
23. To ensure that there are no adverse impacts on the local bat population as a result of the operation of the wind turbine

24. To ensure that no fences are erected around water courses or water bodies which could affect the movement of fauna within the local area and have an adverse impact on their welfare
25. In the interests of safeguarding the biodiversity of the site
26. To ensure that new habitat is created and established in order to promote biodiversity
27. To ensure that there would be no adverse impacts on birds during the breeding season
28. To ensure that there would be no adverse impacts on birds as a result of the operation of the turbine
29. To ensure that there would be no adverse impacts on wintering birds using the site should construction or decommissioning works take place
30. To ensure that the precise details of the turbine are defined in order for the Local Planning Authority to control the nature of the development
31. To ensure that the precise details of the substation are defined in order for the Local Planning Authority to control the nature of the development
32. To safeguard the appearance of the site
33. To ensure that any adverse impacts on terrestrial television reception in the area is appropriately mitigated
34. To ensure that the precise details of the development are defined in order for the Local Planning Authority to control the nature of the development
35. To safeguard the appearance of the site
36. To ensure that East Midlands Airport are advised that the turbine has commenced operation
37. In the interests of safeguarding aural amenity
38. In the interests of safeguarding aural amenity
39. In the interests of safeguarding aural amenity
40. In the interests of safeguarding aural amenity

41. In the interests of safeguarding aural amenity
42. In the interests of safeguarding aural amenity
43. In the interests of safeguarding aural amenity
44. In the interests of safeguarding aural amenity
45. **NO REASON SPECIFIED IN CONDITON CIRCULATED AT MEETNG-PLEASE FILL IN**
46. To ensure that the site is decommissioned appropriately should the turbine cease to operate for a continuous period of 6 months.
47. To ensure that when the site ceases operation at the time stated within condition 2 above that decommissioning works take place in an appropriate manner and that the site is restored to a suitable condition.
48. To ensure that any archaeological remains located within the site will be recorded and conserved in an appropriate manner.
49. To enable the Local Authority to make an informed decision with regards to noise levels from the development in order to protect the amenity of local residents.
50. To reduce the potential for noise related to mechanical faults in order to protect the amenity of local residents.

Reasons for Decision

Paragraph 98 of the NPPF advises that when determining planning applications for renewable energy schemes, local planning authorities should approve the application if its impacts are, or can be made acceptable. In the opinion of the Borough Council it has been demonstrated that the impacts of the proposal are acceptable and that the recreational impacts of the development can be made acceptable through the use of a shutdown condition.

Notes to Applicant

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

The applicants are asked to note the additional information contained within the attached responses received from Network Rail, the MOD, the Environment Agency and the Local Highway Authority which require the applicant to carry out necessary action to satisfy the requirements of other legislative regimes or advice to be taken into account during the

construction, operational and decommissioning phases of the proposed development

Two tables are attached to conditions 37 to 44 which set out the noise level limits to be used between 07:00 and 23:00 and between 23:00 and 07:00 at the property grid references stated should complaints be received. Attached to this decision are Guidance Notes that have been produced by the Institute of Acoustics that should be read in conjunction with conditions 37 to 44.

50 APPLICATION NO. 2013/0718- 13 MAIN STREET, CALVERTON

Construction of two storey side extension.

RESOLVED to GRANT PLANNING PERMISSION 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. This permission relates to the approved plans received on 10th July 2013 drawing no's: 001, 002, 003, and 004.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details and a sample of the materials to be used in the external elevations of the proposed extension. Once approved the development shall be constructed in accordance with these approved details.
4. No gates shall be erected at the access to the car port from the public highway.
5. No garage door shall be erected to the car port.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

4. In the interests of highway safety due to there being insufficient hard standing available.
5. In the interests of highway safety due to there being insufficient hard standing available.

Reason for Decision

In the opinion of the Borough Council the proposed development results in no significant impact on neighbouring properties or the Calverton Conservation Area. The proposed development therefore accords with policies ENV15 and ENV30 of the Gedling Borough Council 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.

51 APPEAL DECISION- POET'S CORNER, NEWSTEAD ABBEY PARK

RESOLVED:

To note the information.

52 PROBITY IN PLANNING FOR COUNCILLORS AND OFFICERS

RESOLVED:

To establish a cross party working group to review current guidance and consider whether any new guidance should be introduced.

53 PLANNING DELEGATION ACTION SHEETS

RESOLVED:

To note the information.

54 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

55 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

The Chair provided the Committee with updates on current court proceedings.

The meeting finished at 7.00 pm

Signed by Chair:

Date:

Agenda Annex

PLANNING COMMITTEE PROTOCOL

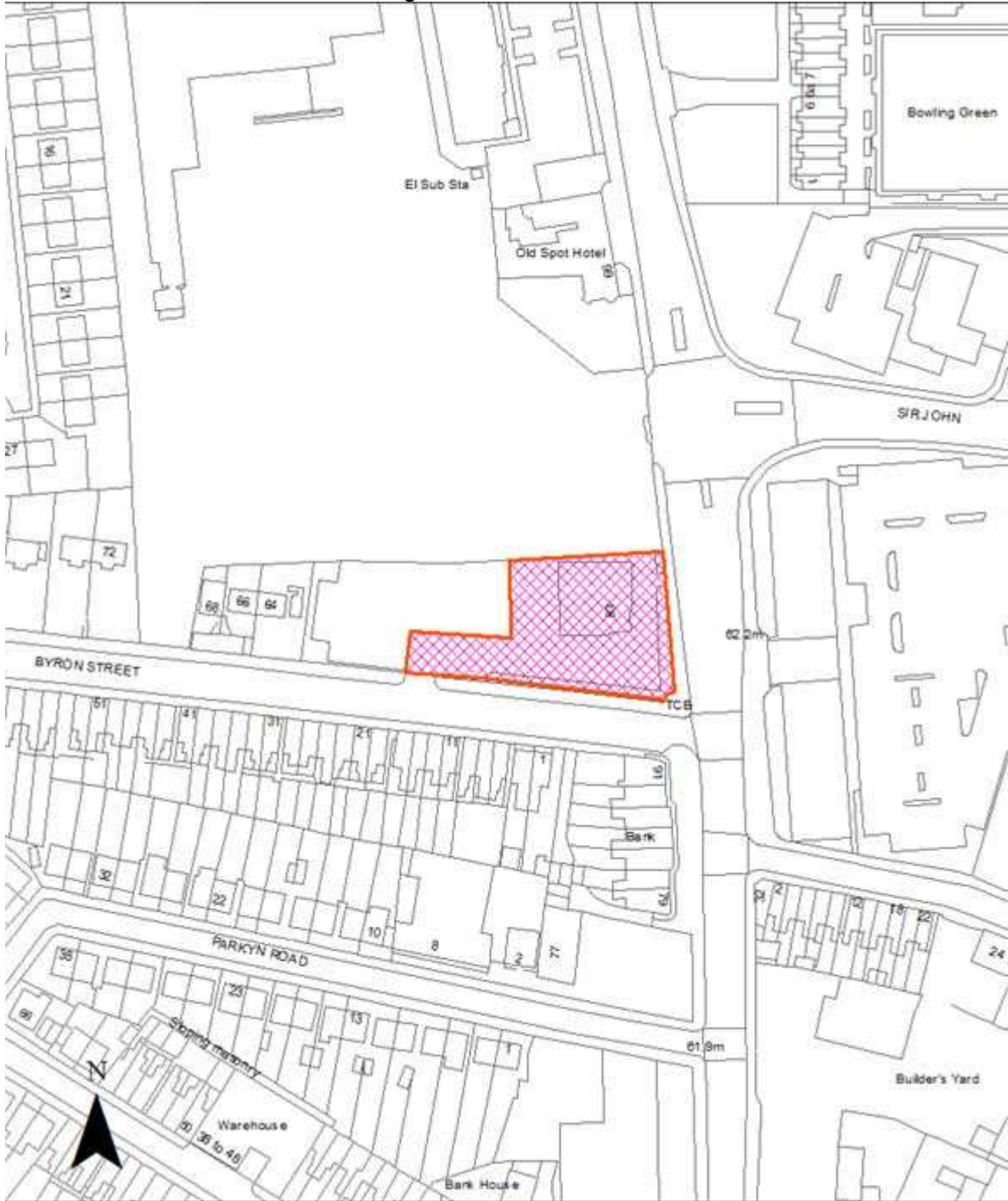
1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is a quasi-judicial body, empowered by the 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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Application Number: 2013/0745

Location: Discount Tile Centre 93 Mansfield Road Daybrook 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. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright License No. LA 100021248
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Report to Planning Committee

Application Number: 2013/0745

Location: Discount Tile Centre 93 Mansfield Road Daybrook
Nottinghamshire

Proposal: Change of use of the premises from Discount Tile Warehouse to Class A1 Retail unit with associated external alteration and new car park layout

Applicant:

Agent: Jackie Ford

Site Description

This application relates to a site located at the corner of Mansfield Road and Byron Street adjacent to the former Daybrook Laundry site. To its northern southern and western boundaries are residential properties.

The site falls within a protected employment land as identified in Policy E3 of the Gedling Borough Council Replacement Local Plan (Certain Policies saved) 2008.

The site contains a large modern building currently occupied by a Tile Warehouse and Trade Centre.

Vehicular and pedestrian access to the site is via Byron Street. Car parking is provided to the Byron Street frontage with hard surfacing to the external storage and turning areas to the west of the building.

Protected trees are located to the Byron Street and Mansfield Road frontages of the site.

Planning History

Planning permission was granted in February 1986 to form a car park to be used in connection with the Home Brewery – application ref. 85/1432.

An appeal was lodged in 1999 against a refusal of permission (application ref. 98/1478) for the use of the land and erect building for the storage, hire and sale of specialist construction equipment. This appeal was allowed by the Planning Inspectorate in September 1999 and conditional permission was granted.

Conditional planning permission was granted in February 2009' (application

reference 2008/1066) for the change of use property from equipment store and hire plus centre to tile warehouse and trade centre. Condition 4 of this permission required that 'the ancillary trade element of the business shall remain ancillary and shall be operated at a ratio of 75% for trade customers and 25% for public customers at all times.

Proposed Development

Full planning permission is now sought for:-

- the change of use of the premises from the Discount Tile Warehouse to Class A1(Retail);
- associated external alterations to the building which include:-
 - 3 no. high level air conditioning units to the north elevation with security cages. Each has maximum dimensions of 0.95m width, 0.95m depth and 0.258m in height;
 - infilling 2 no. existing window openings to the south elevation; and
 - infilling of 1 no. window, replacement of existing central glazed windows and entrance doors, 2 no. replacement single doors and 1 pair new fire exit doors to the west elevation;-
- new formal car park layout providing 12 additional parking spaces and 1 no. disabled space at the main entrance.

A Planning Statement has been deposited with the application which outlines the site and the surroundings, the proposal, includes a trading statement, assesses planning policy and the planning issues and also includes a sequential assessment.

Details and specifications of the proposed air conditioning units have also been deposited with the application.

Written confirmation was received on the 2nd August and 23rd September 2013 stating that no works are proposed to the protected trees on site.

Additional correspondence has been received on the 21st August 2013 which outlines the extent of the marketing of the unit, the extent of the catchment area and further supporting information in relation to the operation of the wine merchants business.

Additional correspondence was also received on the 23rd September 2013 to confirm the proposed opening hours of 09.00 hours to 21.00 hours Monday to Saturday and 10.00 hours to 18.00 hours Sundays and Bank Holidays.

Consultations

Nottinghamshire County Council (Highway Authority) – Appropriate levels of parking

are proposed. Therefore no objections are raised subject to a condition being attached should permission be granted requiring the parking, turning and servicing areas to be surfaced and maintained in a bound material, parking bays clearly marked and the parking etc. areas shall not be used for any other purpose for parking, turning, loading and unloading.

Planning Policy – Outlined the national and local planning policies in relation to the proposal. It was considered that the supporting statement only partially addressed the sequential search and concluded that the applicant had not demonstrated that the site had been extensively marketed and advertised without success.

Following re-consultation in relation to the additional information submitted by the agent Policy concerns were still raised on the basis that the site is an employment site and should be retained in employment use unless it can be demonstrated that it has been fully explored by extensive marketing and advertising without success. Planning Policy have however, advised that other material considerations may need to be considered in relation to this application and to determine where the planning balance lies.

Public Protection – No objections are raised to the proposal.

Nottinghamshire County Council (Senior Forestry Manager) – It is noted that no tree survey has been deposited with the application. A full tree survey is requested together with full details of how trees within the site are to be protected during development.

Adjoining neighbours have been notified of the proposal and a site and press notice
– No comments have been received.

Planning Considerations

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

1. The appropriateness of the proposal in this location;
2. Employment policy issues and whether there are any other material considerations that need to be considered in relation to local planning policy; and
3. Whether the proposal would have any undue impact upon the amenity of neighbouring properties or highway safety.

The following sections of the National Planning Policy Framework are particularly relevant in considering this proposal:-

- NPPF Section 1 - Building a strong economy; and
- NPPF Section 2 paragraphs 23-27 – Ensuring the vitality of town centres;
- NPPF Section 7 paragraph 64 – Requiring good design.

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

- RLP Policy ENV1: Development Criteria;
- RLP Policy E3: Retention of Employment; and
- RLP Policy T10: Highway Design and Parking Guidelines

On 13 February 2013, Gedling Borough Council 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 policies are relevant:-

- ACS Policy 4: (Employment Provision and Economic Development); and
- ACS Policy 6 (Role of Town and Local Centres).

Paragraph 19 of the NPPF states that “significant weight should be placed on the need to support economic growth through the planning system”.

Paragraphs 23-27 of the NPPF specifically address town centres and seek to protect the vitality and viability of town centres. It adopts a sequential approach with sites within town centre boundaries being preferred to those on the edge of or outside town centres.

ACS Policy 4 seeks to retain good quality employment sites that are an important source of local jobs. RLP Policy E3 is consistent with this strategic policy by seeking to retain important employment sites subject to certain criteria including the retention of the site or premises for its specified employment use has been fully explored by extensive marketing and advertising without success and that the proposed use would cause no traffic, amenity or conservation problems.

ACS Policy 6 requires that development of retail uses in out of and edge of centre location will need to demonstrate suitability through a sequential site approach and impact upon nearby centres.

Appropriateness of the proposal in this location

The current use of the building as the Discount Tile Warehouse falls within a B8 (Storage and Distribution) use with an ancillary A1 (Retail) use. I am mindful that the proposed use of the unit as A1 (Retail) is a main town centre use and that the site is not located within an identified centre. Paragraph 24 of the NPPF and paragraph 6 of ACS Policy 6 requires that a sequential test should be applied to main town centre uses that are not within an existing town centre and do not accord with an up to date local plan.

The applicants have submitted a sequential assessment as part of the planning application. The assessment outlines the proposed catchment area and that 4 alternative sites have been identified within the area which have been assessed against the operator's requirements and have been subsequently considered unsuitable by virtue of their size or that they were unable to meet the operator's needs.

I note that Planning Policy have raised no objections to the sequential assessment that has been carried out and have concluded that the applicant has adequately demonstrated that there are no sequentially better sites in this instance in line with the requirements of the NPPF and ACS.

Given that the floor area of the proposed retail unit falls below the threshold identified within the NPPF and RLP policy S1, the applicant has not been required to carry out an assessment in relation to the proposals impact upon the vitality and viability of Arnold Town Centre.

Notwithstanding this I consider that the proposed retail use, by virtue of the nature of the operation of the business as a wine merchants selling beers, wines and spirits in bulk, is a very specific and unique business. There are no other commercial or retail units within Arnold Town Centre which provide a similar wholesale retail service. I therefore do not consider that such a use as that proposed would have any significant impact upon the small retail units or supermarkets within the town centre which sell alcohol and am of the view that the proposal would not have a detrimental impact upon the vitality or viability of Arnold Town Centre to justify refusal on these grounds.

Employment Policy Implications

I note the comments of Planning Policy and am mindful that the application site falls within a protected employment site as identified within the RLP Proposals Map.

I note that the existing Discount Tile Centre currently employs 2 members of staff. Supporting evidence deposited with the application confirms that the proposed A1 use would provide employment opportunities for 3-4 people. Although this would not significantly change levels of employment within the protected employment zone, it would slightly increase the existing number of staff working at the site. I consider that this would reflect para 3.42 of the ACS which recognises that jobs created outside traditional B Use Classes would assist in sustaining a strong flexible economy.

I also note that the applicant has confirmed that the site has not been extensively marketed for any length of time prior to the application being deposited with the Borough Council, contrary to the requirements of paragraph b (i) of Policy E3 of the RLP.

However, notwithstanding the above I am mindful that consideration should be given to the Government's drive for sustainable development and economic growth (as set out in paragraph 19 of the NPPF). The supporting information deposited with the application states that the proposed wholesale wine, beer and spirits merchants would contribute to and support the wider local economy by virtue of supplying local

businesses and stocking local products.

I am also of the view that, although the marketing of the property has not been significantly extensive, given its footprint, scale and internal layout, the building may be likely to only meet the operational needs of a fairly limited variety of prospective clients, which could result in this large site potentially becoming vacant in the long term. This would, in my opinion, be to the detriment of the surrounding area and the local economy.

Notwithstanding the above I am of the view that, given the site's location within an allocated employment area and given the range of activities that could operate under a A1 (Retail) Use Class, it would be reasonable to attach a condition should planning permission be granted requiring that should the specified A1 use (wholesale sales of beers wine and spirits) be implemented and then later cease to operate, the use of the building would revert back to a B8 use.

Impact upon residential amenity and highway safety.

I note that Public Protection have raised no objections to the proposal. I am mindful of the opening hours proposed within the application. Given the previous and existing commercial/warehousing use of the site, its proximity to Mansfield Road and that the nearest residential properties are on the opposite side of Byron Street I am satisfied that the proposed development would not result in any undue impact upon the amenity of the occupiers of these dwellings in terms of any increased levels of activity or noise above that associated with the previous or current uses of the site. I therefore consider that the proposed opening hours would be acceptable for this location.

I also note that the Highway Authority have raised no objections to the proposal. I consider it reasonable should permission be granted that a condition be attached requiring the parking bays being clearly delineated in accordance with the approved plan and that the parking bays, turning and servicing areas shall be retained for such purposes at all times. Being mindful that the access drive and parking areas are currently hard surfaced I do not think it reasonable to attach a condition requiring the resurfacing of these areas in a hard bound material in this instance.

I am therefore satisfied that the proposal would not raise any highway safety issues.

Other Matters

I am satisfied that the proposed external alterations to the building are visually acceptable and that they would not detract from the commercial character and appearance of the building or the wider setting.

I note the comments of the Senior Forestry Manager in relation to the protected trees along the Byron Street and Mansfield Road boundaries. However, written confirmation has been received which states that no works are proposed to any trees within the site and that the proposed landscaping works to land adjacent to the access would purely involve the removal of dead plants and shrubs to ensure that there would be clear site lines when accessing and leaving the site. Given the nature

of the proposed landscaping works and that the works to the car park and alterations to the building are not within the vicinity of the protected trees I do not consider it reasonable to request a full tree survey in this instance. However, I do consider that it would be reasonable to attach a condition should permission be granted requiring the trees within the site to be protected in accordance with BS5837 (Trees in Relation to Construction) and that no materials, vehicles, plant, soil or other ancillary items should be stored within the areas of protection.

Conclusion

Given the above considerations and the specific circumstances for this proposal, I am satisfied that the proposed change of use is acceptable in this instance.

Whilst being mindful that the unit has not been extensively marketed, I consider that the requirement to support economic growth as set out the NPPF is a material consideration and in this instance outweighs the provisions of local policy set out in Policy E3 of the Local Plan. In reaching this conclusion I have also taken into account the findings of the sequential assessment and also the nature of the business proposed and that there would be no impact on the vitality and viability of Arnold Town Centre.

Recommendation:

GRANT PLANNING PERMISSION subject to the following conditions:-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved plan (drawing no 102.).
3. This permission relates to the planning statements deposited on the 17th July and 21st August 2013 and correspondence in relation to trees within the site deposited on the 2nd August and 23rd September 2013.
4. The use hereby permitted shall only operate between the hours of 09.00 hours to 21.00 hours Monday to Saturday and 10.00 hours to 18.00 hours Sundays and Bank Holidays.
5. No machinery shall be operated, processes carried out and no deliveries taken to or despatched from the site outside of the following times 09.00 hours to 21.00 hours Monday to Saturday and 10.00 hours to 18.00 hours Sundays or Bank Holidays..
6. No diesel forklift truck shall be used outside of the building and no audible reversing alarms shall be used by any electric forklift truck operating outside of the building at any time.

7. The existing acoustic fencing and boundary treatments shall be permanently retained at all times unless otherwise agreed in writing by the Borough Council.
8. Before development is commenced the existing trees on the site shall be protected in accordance with BS5837 (Trees in Relation to Construction). The means of protection shall be retained until the layout of the car park and landscaping as shown on drawing no. 102 is completed.
9. There shall be no storage of materials, vehicles, fuel, plant, soil or other ancillary items beneath the canopies of the protected trees on the site.
10. The use hereby approved shall not be commenced until the parking bays have been clearly delineated in accordance with drg. no. 102.
11. The parking, turning and servicing areas shall be retained for the life of the development and shall not be used for any other purpose other than parking, turning and loading and unloading of vehicles.
12. This permission relates to use of the premises by Majestic Wine Warehouse for the purposes specified in this application. Should Majestic Wine cease be operation, the use of the building shall revert back to a B8 (Storage and Distribution) Use Class and for no other purpose under the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in equivalent provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

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. To ensure a satisfactory development, in accordance with the aims of policy

ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

8. To safeguard protected trees within the site.
9. To safeguard protected trees within the site.
10. 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.
11. 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.
12. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council there are material economic considerations which outweigh the criteria under Policy E3 b.(i) of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008. The proposed use will result in no undue impact on the vitality and viability of Arnold Town Centre or on the amenities of neighbouring properties, the character or appearance of the area or highway safety. The proposal therefore accords with the National Planning Policy Framework (2012) and policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2008.

Notes to Applicant

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

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.

ACTION SHEET PLANNING DELEGATION PANEL 13th September 2013

2013/0724

37 Chapel Lane Ravenshead Nottinghamshire

Demolish existing porch and replace with larger extension to lounge

The proposed development would have no adverse impact on the street scene or the surrounding area.

The Panel agreed to delegate the decision to the Corporate Director

Parish to be notified of decision

SS

2013/0777

23 Knighton Road Woodthorpe Nottinghamshire

Two storey side and rear extensions (Revised Plans)

The proposed development would have an adverse impact on the residential amenity of the neighbouring property.

The Panel agreed to delegate the decision to the Corporate Director

SS

2013/0778

60 Main Street Woodborough Nottinghamshire

Conservatory with garden store beneath

The proposed development would have no adverse impact on the character or setting of the Conservation Area or on the amenity of occupants of neighbouring dwellings.

The Panel agreed to delegate the decision to the Corporate Director

Parish to be notified of decision

SS

JC 13th September 2013

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ACTION SHEET PLANNING DELEGATION PANEL 27th September 2013

2013/0791

Land At 92 - 98 Main Road Ravenshead Nottinghamshire

Erection of 6 dwellings with associated access and parking provision

The proposed development would have no adverse impact on neighbouring dwellings, 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

2013/0782

43 The Crescent Woodthorpe Nottingham

Retention of decked terrace area and timber balustrade 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 following completion of paperwork.

Objectors to be notified by standard letter following issue of decision

SS

2013/0886

9 Regina Crescent Ravenshead Nottinghamshire

Demolish existing dwelling and erect two detached dwellings for residential use

The proposed development raises policy issues with regards to the Ravenshead Special Character Area.

Application to be determined by Planning Committee

27th September 2013

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Agenda Item 6

PLANNING COMMITTEE – 9 October 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.

Please note that the above list is not exhaustive; applications may be referred at short notice

<u>App. No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2013/0546	Land Off Teal Close	Housing and Employment	TBC
2013/0497	Land South of Colwick Loop Road	Public House and ancillary development	30/10/2013
2013/0500	Land South of Colwick Loop Road	A1 retail unit and employment uses	30/10/2013
2013/0836	Longdale Lane	70 Residential Units	30/10/2013

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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