



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

Agenda

Planning Committee

Date: **Wednesday 11 December 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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MINUTES PLANNING COMMITTEE

Wednesday 20 November 2013

Councillor John Truscott (Chair)

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

Absent: Councillor Barbara Miller, Councillor John Boot, Councillor Sarah Hewson, Councillor Jenny Hollingsworth and Councillor Meredith Lawrence

Officers in Attendance: P Baguley, A Jackson, F Whyley and A Dubberley

77 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Boot, Hewson, Hollingsworth, Lawrence, and Miller,

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

RESOLVED:

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

79 DECLARATION OF INTERESTS

Councillor Truscott declared personal interests, on behalf of all Councillors, in agenda items 5 and 9 as elected members of the Gedling Borough Council (the Council being the applicant in both cases).

80 APPLICATION NO. 2013/0886- 9 REGINA CRESCENT, RAVENSHEAD, NOTTINGHAMSHIRE

Demolish existing dwelling and erect two detached dwellings for residential use.

Pamela Astill, a neighbouring resident, spoke in objection to the proposed development.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission relates to the revised site layout plan Ref. H217/3 including the tree protection measures and the reposition of the dwellings further back into the site as well as the originally submitted plans Ref. H217/1, H217/2, H217/4 and the Design and Access Ref H217 and Tree Survey Ref. WKW/CJS/BP131001.
3. Before development is commenced there shall be submitted and approved by the Borough Council precise details of all construction materials. Once approved the development shall be carried out in accordance with the approved materials.
4. Before development is commenced there shall be submitted to and approved by the Borough Council details of any proposed alterations to the existing ground levels of the site, including details of the finished floor levels in relation to existing levels. Thereafter the development shall be carried out in accordance with the approved details.
5. 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 Local Planning Authority.
6. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
7. Pedestrian visibility splays of 2.0 metres x 2.0 metres shall be provided on each side of the vehicle access. These measurements are taken from and along the highway boundary. The areas of land forward of these splays shall be maintained free of all obstruction over 0.6 metres above the carriageway level at all times.
8. No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area (s) is constructed with provision to prevent the unregulated discharge of surface water from the driveway /parking/turning area(s) to the

public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

9. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected prior to the first occupation of the dwellings hereby approved.
10. Before development is commenced, including site preparation the tree protection measures as shown on the revised site lay out plan Ref. H217/3 and detailed within the tree impact assessment shall be implemented and retained for the entire construction period of the development hereby approved.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
5. In the interests of Highway safety.
6. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
7. In the interests of Highway safety.
8. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
10. To ensure a satisfactory development and protect the health of the trees at the site which contribute to the visual amenity of the area in accordance with the aims of policies ENV1 and ENV17 of

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

Reasons for Decision

The proposed development results in no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider special character area. The proposal therefore accords with the aims of the NPPF and Policies ENV17, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

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

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.

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 development makes it necessary to construct a vehicular crossing and reinstatement of the redundant access over the grass verge 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.

81 APPLICATION NO. 2013/1295- 41 HAZEL GROVE, MAPPERLEY, NOTTINGHAMSHIRE

Single storey rear extension.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted plans received on 28th October 2013.

Reasons

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

Reasons for Decision

In the opinion of the Borough Council the proposed development is of a size and design in keeping with the existing dwelling and the wider setting. There will be no undue impacts on neighbouring amenity. The proposal therefore complies with the aims and objectives of the National Planning Policy Framework (2012) and Policies ENV1 and H10 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.

Councillor Hope left the meeting.

Proposed new external building signage (some illuminated) for Arnold Leisure Centre. Proposed new signs to replace all existing facade signs and artwork. New signage to include Gedling Borough Council corporate logo, facility names, entrance sign and information board.

The Service Manager, Planning and Economic Development reported that the County Highways department had confirmed that they had no objections to the proposed development.

RESOLVED to GRANT Advertisement Consent subject to the following conditions:

1. The proposed signage shall be erected in accordance with drawing no.s 3910-002 PL11 and 3910-002 PL12 and details of illumination as confirmed in an email dated 1st November 2013.
2. Prior to the erection of any signage hereby approved, there shall be submitted to and approved in writing by the Borough Council precise details of the signage including sections. The signage shall be installed in accordance with the approved details and retained thereafter.
3. The existing signage to be replaced and that shown to be removed on drg. no. PL13 Rev A shall be removed within 10 days of the proposed signage hereby approved being erected and all resultant materials and waste products removed from site.

Reasons

1. For the avoidance of doubt.
2. In the interests of visual amenity, in accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
3. In the interests of visual amenity, in accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Reasons for Decision

In the opinion of the Borough Council the signage will result in no undue impact on the amenity of adjacent properties or the area in general and is acceptable from a highway safety viewpoint. The application is therefore in accordance with the National Planning Policy Framework (March 2012) and the 2007 Advertisement Regulations.

WOODTHORPE, NOTTINGHAMSHIRE

Proposed retrospective planning permission for the retention of a Steel Storage Container.

Mr Hussain, the applicant, spoke in support of the proposed development and Gillian Reynolds, a neighbouring resident, spoke in objection.

RESOLVED to REFUSE PLANNING PERMISSION for the following reason:

In the opinion of the Borough Council, the retention of the storage container would be detrimental to the visual amenity of the area and therefore adversely affect the residential character of the of the Old Woodthorpe Special Character Area, and is therefore contrary to Policy ENV16 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008)

84 APPLICATION NO. 2013/1007- 742 MANSFIELD ROAD, WOODTHORPE, NOTTINGHAMSHIRE

Replace existing flat roof with pitched roof incorporating 2 Flats (Resubmission of Application 2012/1021).

Mr Cope, a neighbouring resident, spoke in objection to the proposed development.

The Service Manager Planning and Economic Development reported that one additional letter of support had been received since the agenda was printed.

RESOLVED to REFUSE PLANNING PERMISSION for the following reasons:

- 1) In the opinion of the Borough Council the proposed development would have a detrimental impact upon the visual amenity of the area and upon the character of the Old Woodthorpe Special Character Area by reason of its design, scale and bulk. The proposal would therefore be contrary to Policies ENV1 (Development Criteria) and ENV16 (Old Woodthorpe Special Character Area) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 2) In the opinion of the Borough Council the proposed development would result in an over intensive use of the site to the detriment of the neighbouring properties and the surrounding area. The proposal would therefore be contrary to Policy ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

85 APPLICATION NO. 2013/1000- LAND TO THE REAR OF 15-19 KIGHILL LANE, RAVENSHEAD, NOTTINGHAMSHIRE

Outline application to provide 15 x 2 bedroom retirement bungalows.

RESOLVED to REFUSE PLANNING PERMISSION for the following reason:

In the opinion of the Borough Council, the proposed development would constitute inappropriate development in the Green Belt by virtue of not serving the five purposes of land within the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012) and Policy ENV26 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

86 APPLICATION NO. 2013/0713- PROPOSED CAR PARK, SPRING LANE, LAMBLEY, NOTTINGHAMSHIRE

Creation of a new access road and car park with 40 spaces, including 3 disabled spaces.

The Service Manager Planning and Economic Development reported that three additional letters had been received since the agenda was printed.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be undertaken in accordance with the details as set out within the planning application forms, the Design and Access Statement, the Preliminary Baseline/Feasibility Site Report October 2012, the Flood Risk assessment March 2013, the Drainage Strategy March 2013, the Ecology Report 2012 and drawing numbers LR/4017514/40, LR/4017514/42, LR/4017514/43, LR/4017514/12, LR/4017514/41, LR/4017514/09, LR/4017514/11A, LR/4017514/44 AND LR/401754/05.
3. Prior to the development first being brought into use there shall be submitted to and approved in writing by the Local Planning Authority details of the proposed parking area for cycles. The cycle parking area shall then be provided in accordance with these approved details before the development is first brought

into use and the area retained thereafter for the parking of cycles at all times.

4. Before vehicular access is provided from the proposed access off Spring Lane a visibility splay of 3.5 metres by 160 metres shall be provided to the Spring Lane entrance into the site and shall be retained thereafter at all times.
5. Before public vehicular access is provided from the proposed access off Spring Lane the access road from Spring Lane including the proposed footways shall be completed and surfaced in a hard bound material (not loose gravel) for a minimum distance of 25 metres behind the highway boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The surfaced access and footways shall then be maintained in such approved hard bound material for the life of the development.
6. Before public vehicular access is provided from the proposed access off Spring Lane the car parking area to be provided off the Spring Lane access shall be provided in accordance with drawing number LR/4017514/42 and the car parking spaces shall be kept available for parking in association with the development thereafter.
7. Prior to the proposed car parking/footpath areas relating to the proposed vehicular access off Spring Lane being first brought into use by the public there shall be submitted to and approved in writing by the Local Planning Authority precise details of any security/flood lighting proposed to be erected at the site. Once these details are approved the development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local planning Authority.
8. The recommendations as set out within Section 4.1 of the Applied Ecology Report 2012 should be adhered to at all times during works being undertaken at the site.
9. The vehicular access from Spring Lane shall not be used between the hours of 21.00 and 06.00 from 1st June to 30th September inclusive and shall not be used between the hours of 19.00 and 07.00 from 1st October to 31st May inclusive.

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 the interests of highway safety.
4. In the interests of highway safety.
5. In the interests of highway safety.
6. In the interests of highway safety.
7. In the interests of highway safety.
8. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

The proposal results in no undue impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint. The proposal therefore accords with policies ENV1, ENV44, policies contained within the National Planning Policy Framework 2012 and policies contained within the Aligned Core Strategy.

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.

It is suggested that consideration be given to crime reduction signage being displayed within the site in order to reduce crime within the area.

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.

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**APPLICATION NO. 2013/0614- LONDON MIDLAND RAILWAY
CLUB ASSOCIATION, VICTORIA PARKWAY, NETHERFIELD,
NOTTINGHAMSHIRE**

Demolition of club and erection of restaurant with drive through facility,
car park and amended access.

Mr Peach, the Senior Acquisitions Manger for the applicant, spoke in
support of the proposed development.

**RESOLVED to GRANT PLANNING PERMISSION subject to the
following conditions:**

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be built in accordance with the details as contained within the Planning Statement, the Design and Access Statement, The Flood Risk Assessment, the Transport Statement and the plan drawing numbers XXX/2013/A110D, XXXX/2013/A102B, XXXX/2014/A100E and the ordnance survey plan received on the 8th June 2013.
3. Before development is commenced there shall be submitted to and approved in writing precise details and samples of the materials to be used in the construction of the building. Once these details are approved the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
4. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
5. Before development is commenced there shall be submitted to and approved in writing precise details of the lighting columns proposed to be erected at the site. This shall include details of

how the lights are to be angled and shielded. The lighting scheme shall be implemented in accordance with the approved details prior to the development being first brought into use and shall then be retained thereafter at all times.

6. Before development is commenced there shall be submitted to and approved in writing precise details of a suitable barrier, gate or collapsible bollards to be erected to the entrance to the site including precise details of where these will be positioned. Once these details are approved the agreed barrier, gate or collapsible bollards shall be erected to the entrance of the site prior to the site being first brought into use and retained thereafter at all times in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
7. The agreed barrier, gate or collapsible bollards as approved under condition 6 shall be utilised when the building is unattended in order to prevent vehicles entering and leaving the site.
8. Before development is commenced there shall be submitted to and approved in writing precise details of the proposed solar panels to be installed on the building including details of the siting, number, design and size of the proposed solar panels and a timescale for the implementation of the works to be undertaken. Once these details are approved the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
9. Before development is commenced there shall be submitted to and approved in writing precise details of any air conditioning units, condensers, extraction units and ducting to be installed to the building. This shall include full specification details together with details of the siting of the units. Once these details are approved the development shall be carried out in accordance with the approved details prior to the development being first brought into use unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
10. No part of the development hereby permitted shall be brought into use until the site access arrangements including road markings and a 'turn left' sign as shown on plan reference XXXX/2014/A001 Revision E have been provided. Once these access arrangements have been provided these shall be retained thereafter at all times unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
-
11. Prior to the development hereby approved first being brought into use, individual parking spaces and internal road marking shall be clearly marked out on site in accordance with the approved plan

reference XXXX2014/A001 Revision E. The car parking spaces shall be kept available for parking in association with the development thereafter.

12. No part of the development hereby permitted shall be brought into use until the access, parking and turning areas are surfaced in a hard bound material (not loose gravel). The surfaced access, parking and turning areas shall then be maintained in such hard bound material for the life of the development.
13. No part of the development hereby permitted shall be brought into use until such time as details of guard railing or similar to be erected on the central reserve of Victoria Way between the roundabout and the traffic signalised junction (A612 Colwick Loop Road) have been submitted to and approved in writing by the Local Planning Authority. The erection of such guard railing or similar shall then be carried out in accordance with the approved details to the satisfaction of the Highway Authority.
14. No part of the development hereby permitted shall be brought into use until the cycle parking as shown on plan reference XXXX/2014/A001 Revision E has been provided and that the cycle parking area shall be retained thereafter at all times.
15. The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) May 2013/NTW/2160/FRA Rev C/ Beth Kendrick BWB consulting and Proposed Site Plan/April 2013/Drawing No. XXXX/2014/A001 and the following mitigation measures detailed within the FRA: Finished floor levels are set no lower than 21.00m Above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
16. Development shall not begin until 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, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:
The utilisation of holding sustainable drainage techniques;
The limitation of surface water run-off to equivalent rates with a betterment of 20%;
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.

17. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
18. Unless otherwise agreed by the Local Planning Authority, 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 Local Planning Authority. 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.
 - 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 Local Planning Authority. 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.
 - c) In the event that remediation is required to render the development suitable for use, the approved remediation scheme shall be implemented in accordance with the approved timetable of works specified within the approved remediation scheme.
 - d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
19. The building hereby approved shall only be used for A3 Uses and for no other purpose under The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 or any 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.
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 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 ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
10. In the interests of highway safety.
11. In the interests of highway safety.
12. In the interests of Highway safety.
13. In the interests of highway safety.
14. In the interests of highway safety.
15. To reduce the risk of flooding to the proposed development and future occupants.

16. 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.
17. 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 minimise the risk of pollution.
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. To ensure the vitality and viability of the designated shopping areas are protected in accordance with Policy S11 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council there are no sequentially better sites within the centres that are suitable, available or achievable and there will be no significant impact on the vitality or viability of existing centres. The proposal results in no significant impact on neighbouring properties, the area in general or highway safety. The proposal therefore accords with the policies as set out within the National Planning Policy Framework, policies ENV1, S11, and C4 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008). The mitigation measures detailed in the Flood Risk Assessment will ensure the completed development raises no flood risk issues.

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.

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

Your attention is drawn to the attached comments from Nottinghamshire County Council's Rights of Way Team.

The applicant needs to ensure that during the construction period there will be no mud, debris will be transported to 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.

Your attention is drawn to the attached comments from the Environment Agency.

In order to carry out the off-site works (access/exit to the site including signing, road marking, provision of tactile paving and erection guard railing), you will be undertaking work in the public highway which is the land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you will need to enter into an agreement under Section 278 of the Act. Please contact Paul Ghattaora on 0115 9772117 for details at an early stage.

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APPLICATION NO. 2013/0615- LONDON MIDLAND RAILWAY CLUB ASSOCIATION, VICTORIA PARKWAY, NETHERFIELD, NOTTINGHAMSHIRE

11 building signs and 15 site signs associated with erection of restaurant with drive through facilities, car park and amended access.

RESOLVED to

1. REFUSE ADVERTISEMENT CONSENT for sign 11 on the following grounds:-

In the opinion of the Borough Council Sign 11 by reason of its scale and bulk would have adverse impact on the visual amenity of the area and therefore would not accord with paragraph 67 of the National Planning Policy Framework.

2. GRANT ADVERTISEMENT CONSENT for signs 1 to 10 and 12: subject to the following conditions:-

Conditions

1. The adverts (except sign 11 which has hereby been refused Advertisement Consent due to the adverse impact that would be caused to the surrounding area) shall be erected in accordance with the details as set out within the planning application forms and as shown on drawing numbers XXXX/2013/A102B, XXXX/2013/A100C, XXXX/2013/A100E and XXXX/2014/A001E.

Reasons

1. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the signage will result in no undue impact on the amenity of nearby properties or the area in general and is acceptable from a highway safety viewpoint. The application is therefore in accordance with the National Planning Policy Framework (March 2012) and the 2007 Advertisement Regulations.

89 APPLICATION NOS. 2013/0497 & 2013/0500- LAND SOUTH OF COLWICK LOOP ROAD, COLWICK, NOTTINGHAMSHIRE, NG4 2FS

Construction of an A1 retail unit with ancillary restaurant and concession units, service yard, petrol filling station and car wash, car parking, landscaping and highways works (full application) and B1/B2/B8 employment uses (outline application).

RESOLVED To give authorisation to the Corporate Director to:

- 1) alter condition 4 of 2013/0497 to remove the reference to the Chevron Ltd Hazardous Substance Consent, so that the condition reads:-

'The public house or restaurant element shall not be brought into use until either: a) The hazardous substances consents for the Total Lindsey Oil Refinery Ltd has been revoked or b) A report relating to the respective element has been submitted to the LPA outlining the level of risk posed by the presence of the Total Lindsey Oil Refinery Ltd together with details of any proposed mitigation measures and the LPA have agreed in writing that they are satisfied with the conclusions of the Report so to allow the respective element to be occupied. Any mitigation measures proposed in the report to be approved in writing by the Borough Council shall be implemented in accordance with the approved report.'

- 2) Write to the HSE to advise that no alteration should be made to condition 4 of 2013/0497 part b in relation to the ability for the applicants to submit a report for a risk assessment in relation to the risk posed by the presence of the Total Oil Refinery.
- 3) Write to the HSE to advise that they will be consulted in relation to the risk based report set out in in condition 4 of (2013/0497) and also any proposed mitigation measures.

- 4) Write to the HSE to agree an extension of 14 days from the 22nd November to enable to HSE to further consider whether to call in application number 2013/0497.

90 PLANNING ENFORCEMENT REF. 0164/2013- THE BRAMBLES DEVELOPMENT SITE, CALVERTON, NOTTINGHAMSHIRE

Breach of Condition 1 of Planning Permission 2012/0941 (Outline Application No 2012/0057) - Existing trees onsite not protected in accordance with Landscaping Layout (101 Rev G).

RESOLVED

- 1) That the Corporate Director in consultation with the Council Solicitor and Monitoring Officer be authorised to take any appropriate enforcement action including the service of relevant notices; and
- 2) That the Council Solicitor and Monitoring Officer be authorised to take any further legal action following the service of any relevant notices, if such legal action is appropriate.

91 APPEAL RECEIVED- LAND ADJ. 208 SPRING LANE, LAMBLEY, NOTTINGHAMSHIRE

RESOLVED

To note the report.

92 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED

To note the information.

93 FUTURE PLANNING APPLICATIONS

RESOLVED

To note the information.

94 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.50 pm

Signed by Chair:
Date:

Agenda Annex

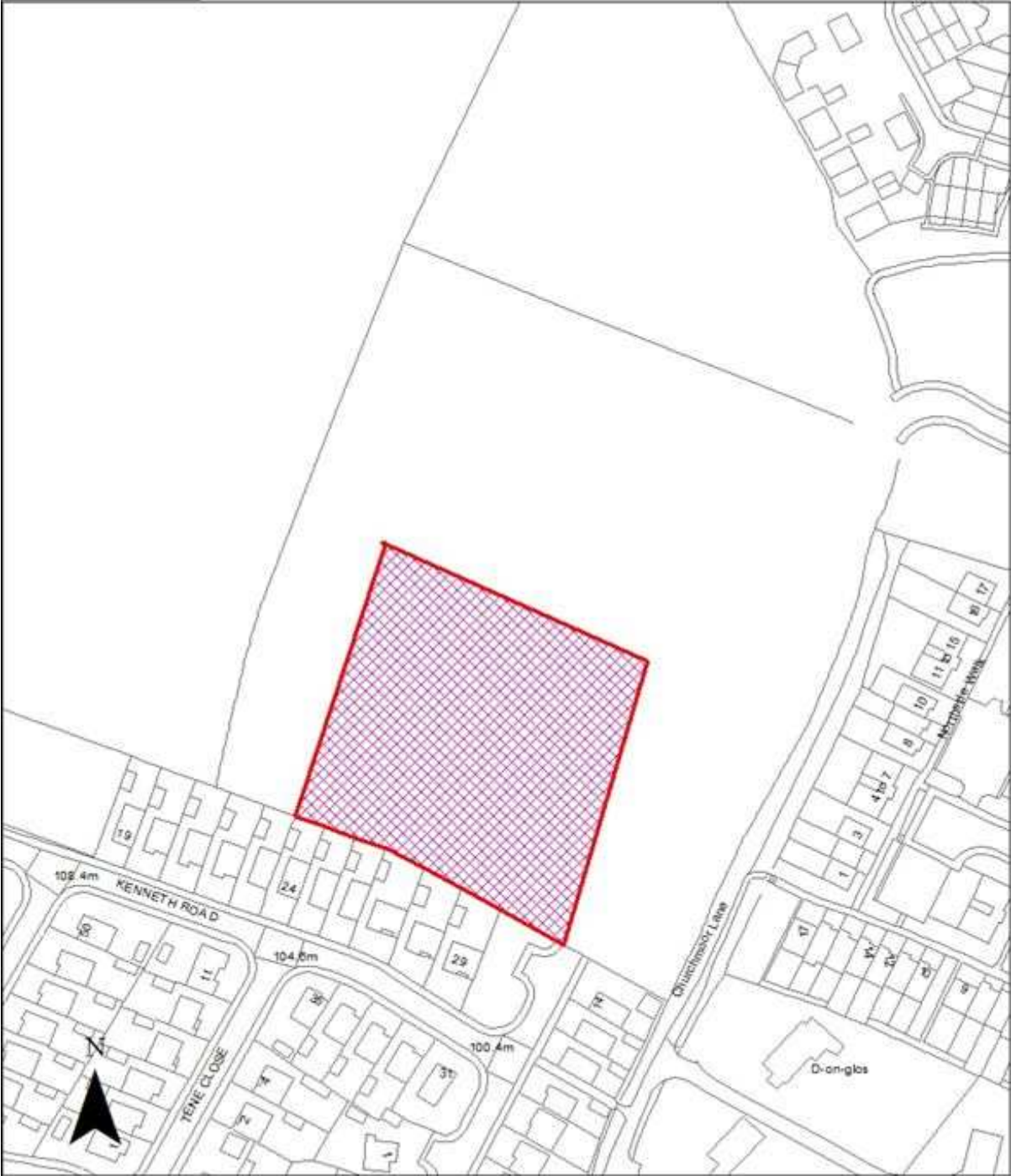
PLANNING COMMITTEE PROTOCOL

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: 2013/1090
Location: Land At Stockings Farm, Calverton Road, Arnold, Nottinghamshire.



NOTE:
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Report to Planning Committee

Application Number:	2013/1090
Location:	Land At Stockings Farm, Calverton Road, Arnold, Nottinghamshire.
Proposal:	Phase 3 - substitution of house types, Plots 218, 220, 221, 232, 233, 235, 241, 244, 245 and 246
Applicant:	Bellway Homes East Midlands
Agent:	Mr C Chaplin, Armstong Burton Architects

Site Description

This application relates to the site of 61 plots within the south-western most part of the previously approved Stockings Farm residential development off Calverton Road, Arnold, under Reserved Matters application no: 2010/0437, which is currently under construction.

Directly to the south and east of the site are existing residential properties on Kenneth Road, Derry Drive, Churchmoor Lane, Cogenhoe Walk and Northside Walk. To the west is agricultural land within the Green Belt.

The site has an area of approximately 1.5 hectares and falls around 10 metres in level from west to east.

Relevant Planning History

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

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

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

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

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

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

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

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

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

In March 2013 planning permission was granted under planning application no. 2012/1408 for the substitution of house types on 24 of the 61 plots which comprise the application site, with the deletion of 2 plots, finished floor levels and revisions to 2 no. plots. The proposal would reduce the total number of dwellings on the overall development site from 344 dwellings to 342 dwellings. The proposal also included alterations to the external appearance & materials; no four bedroom, terraced dwellings, instead of 3; 3 three bedroom detached dwellings, instead of zero; and 8 four bedroom, semi-detached dwellings instead of 6 three bedroom and 4 four bedroom semis. The approved new house types on 24 plots are still traditional in design and would be either two or two and a half storeys in height.

Proposed Development

Full planning permission is now sought for the substitution of house types on 10 no. plots which comprise the application site and revisions to plot 235 which is handed.

When compared with the dwellings previously approved, the footprints of the proposed dwellings do not significantly change. The main changes can be described as follows:

- 3 no. plots are reduced from three storey to two storey in height and number of bedrooms in each property reduced from 4 no. to 3 no. (plots 218, 232 and 246)
- Plot 235 is handed; and
- alterations to the external appearance of 2 no. plots (plots 233 and 245).

The proposed dwellings would have off-street parking provision on driveways and garages.

Details of the proposed means of enclosure and surfacing have also been provided. External materials are as previously approved.

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

Consultations

Nottinghamshire County Council (Highway Authority) – No objections are raised to the substitution of house types on these plots. It is noted that the private drive between Road 12 and Road 17 will result in 6 dwellings being served by a private drive which is against normal practice. Although the Authority is content to allow this particular layout on this occasion this should not be used as a precedent.

Housing Strategy – Verbally advised that no comments are raised.

Policy – Providing the number of dwellings on site does not fall below 318 then no comments are raised.

Urban Design Consultant – No issues are raised with the substitution of house types.

Nottinghamshire Police (Force Architectural Liaison Officer) – No concerns are raised

Severn Trent Water - No objections are raised to the proposal.

Environment Agency – No objections are raised.

Nottinghamshire County Council (Archaeological Advice) – No observations or recommendations are raised.

Adjoining neighbours have been notified of the proposal and site notices posted. No comments have been received.

Planning Considerations

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

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

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

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

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

- Policy ENV1 – Development Criteria
- Policy H4 – Stockings Farm
- Policy H8 – Residential Density
- Policy H16 – Design of Residential Development
- Policy T1 – New Developments – Developer Contributions

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents (ACSSD) which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the Aligned Core Strategy Submission Documents as it is at an advanced stage of preparation with the level of weight given to each policy being 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:

- Policy 8 Housing size, Mix and Choice;
- Policy 10 Design and Enhancing Local Identity; and

Effective and Efficient Use of Land

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

As set out in the planning history above, the numbers of dwellings to be provided on the site has subsequently been reduced from 360 to 342. The latest changes do not

alter the layout or the number of dwellings to be provided, retaining an overall density of approximately 32 dwellings per hectare and a net density of approximately 36 dwellings per hectare. This is in accordance with Policy H8 of the RLP which states that on all sites of 0.4 hectare and above, planning permission will not be granted for residential development with a net density of less than 30 dwellings per hectare, unless physical constraints are demonstrated.

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

The current proposal incorporates alterations to the mix of open market housing, still retaining a mixture of different sized 3, 4 and 5 bedroom dwellings and there is no impact upon the affordable housing. As such, I consider that this accords with the requirements of Policy 8 of the ACSSD.

Design

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

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

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

I note that the Urban Design Consultant has raised no concerns with regards to the design and appearance of the replacement house types.

I am satisfied that the proposed house types would not result any significant alterations to the road design and layout of the site as previously approved and that they relate well to the existing topography of the site.

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

Highway Safety

I note that the internal road layout serving this part of the development site remains as previously approved under reserved matters application no: 2010/0437 and 2012/1408.

I am satisfied that the proposed changes would retain appropriate levels of off street parking in accordance with the Borough Council's 'Parking Provision for Residential Developments' Supplementary Planning Document (SPD), May 2012.

I note the comments of the Highway Authority with regards to the number of dwellings served by the private drive between Roads 12 and 17. However, I do not consider this relevant in this instance given that the road layout has previously been approved and the current proposal would not result in any changes.

As such I am satisfied that the proposal would accord with the requirements of the Borough Councils Parking Provision for Residential Development SPD, and policies ENV1 and H16 of the RLP.

Residential Amenity

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

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

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

I am of the view that the substitute house types relate well to each other and the previously approved and existing adjacent properties and would not result in any undue impact upon residential amenity of other occupants in the area in terms of overbearing, overshadowing or overlooking impact in accordance with the requirements of Policies ENV1 and H16 of the Replacement Local Plan and Policy 10 of the ACSSD.

Planning Obligations & Conditions

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

integrated transport measures.

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

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

Conclusion

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

Recommendation:

GRANT PLANNING PERMISSION subject to the following conditions:-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be built in accordance with the approved Walton, Willesley, Laughton, Lichfield and Lowesby house types, Site Planning Layout Phase 3 (12060-01 Rev M) and Street Scenes Phase 3 (12060-02 Rev B) deposited on the 12th September 2013.
3. All details approved by pre-commencement condition, or conditions requiring pre-occupation details, under application nos: 2005/0925 & 2010/0437, other than details being dealt with by condition under this application, shall remain applicable and of effect.
4. No part of the development hereby approved shall be first occupied until a planning obligation pursuant to Section 106 of the Town & Country Planning Act 1990 has been entered into by all persons with a relevant interest in the site & lodged with the Borough Council to re-apply, as appropriate, the terms of the original planning obligation attached to outline planning permission no: 2005/0925 & the Borough Council as local planning authority has notified in writing the persons submitting the same that they are to the Borough Council's approval.
5. Before any part of the development hereby approved is first occupied there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs

- proposed to be planted.
6. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
 7. The approved means of enclosure & surfacing of the unbuilt on portions of the site shall be completed before the dwellings they serve are first brought into use.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. For the avoidance of doubt.
4. To secure the provision of contributions towards public open space, affordable housing, health care facilities, education facilities & integrated transport measures in accordance with Policies T1, H2, C2, R3 & H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 & the Supplementary Planning Documents in relation to Open Space Provision & Affordable Housing.
5. 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.
6. 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.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

Reasons for Decision

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

Notes to Applicant

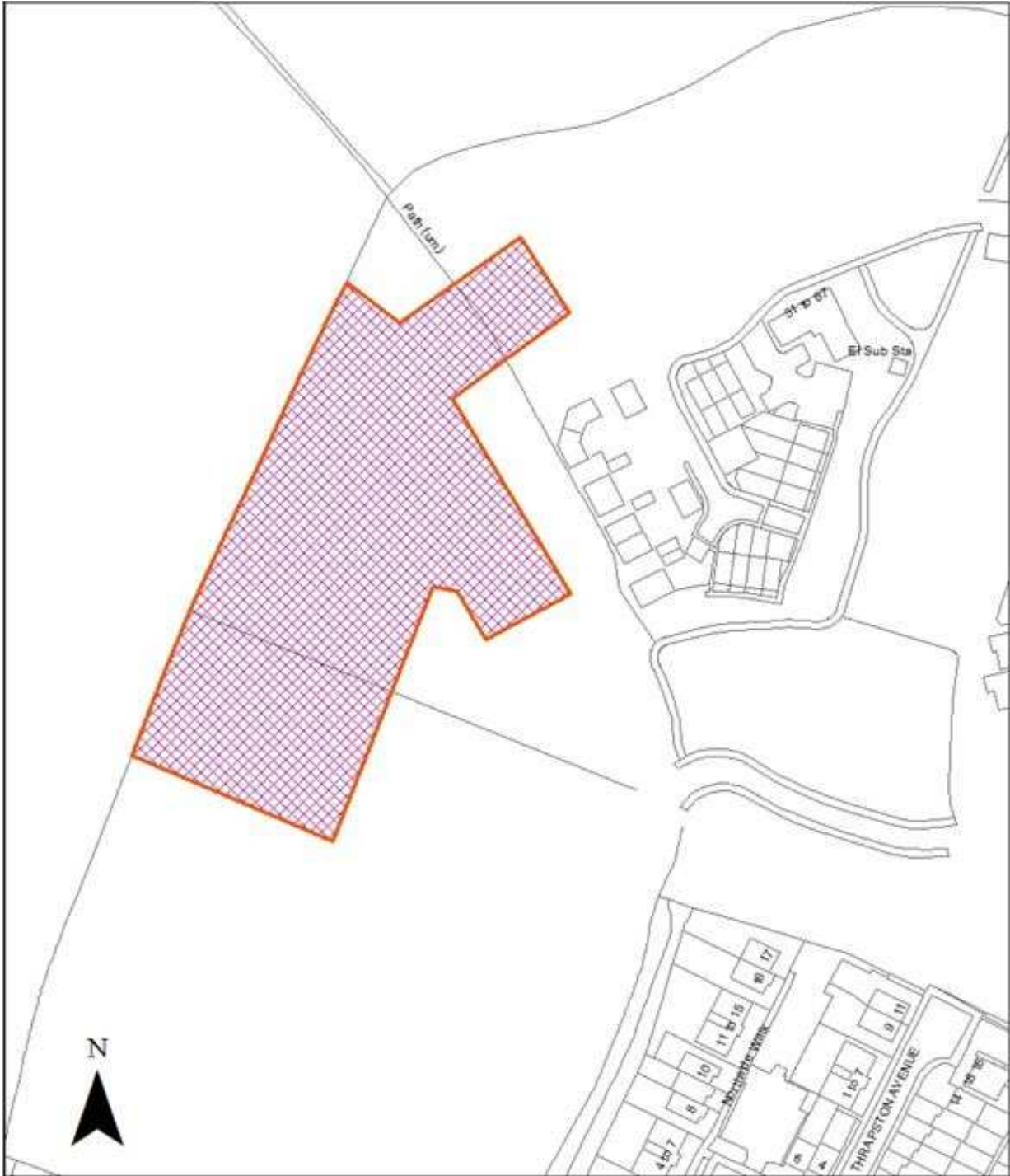
Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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.



Application Number: 2013/1162
Location: Land At Stockings Farm, Calverton Road, Arnold,
Nottinghamshire.



NOTE:
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Report to Planning Committee

- Application Number:** 2013/1162
- Location:** Land At Stockings Farm, Calverton Road, Arnold, Nottinghamshire.
- Proposal:** Substitution of house types for plots 338-340inc 346-352inc 354-359inc 362-367inc (Now referred hereto as plots 338-340inc and 346-368inc)
- Applicant:** Mr Craig Stephenson
- Agent:**

Site Description

This application relates to the site of 26 plots within the north-western part of the previously approved Stockings Farm residential development off Calverton Road, Arnold, under Reserved Matters application no: 2010/0437, which is currently under construction.

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

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

Relevant Planning History

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

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

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

In August 2011, planning permission was granted under application no: 2011/0273 for the substitution of house types on plots 146-154 inclusive, with the removal of plots 155-158. This permission had the effect of reducing the number of dwellings

on this part of the site from 13 dwellings to 9 dwellings, and reduced the total number of dwellings on the overall development site from 360 dwellings to 356 dwellings. In November 2011, planning permission was granted under application no: 2011/1096 for the substitution of house types on plots 137-142, 159-161 and plots 198-202, with the deletion of plots 143-145, 168 and 203-204. This permission had the effect of reducing the number of dwellings on this part of the site from 19 dwellings to 13 dwellings, and reduced the total number of dwellings on the overall development site from 356 dwellings to 350 dwellings.

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

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

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

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

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

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

In July 2013 planning permission was granted under planning application 2013/0272 for the substitution of house types to Plots 321-345 inclusive (reserved matters application 2010/0437) and revised site levels. This permission resulted in a minor change to the approved road layout.

Proposed Development

Full planning permission is now sought for the substitution of house types on 23 no. plots which comprise the application site.

This application proposes loss of a pair of semi detached properties replaced by 2

no. detached dwellings, a loss of a terrace of 3 properties to be replaced by 1 no. detached dwelling and the loss of 1 detached dwelling. This would reduce the number of dwellings from 26 to 23.

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

- Some plots re-orientated & re-positioned
- Alterations to the external appearance & materials

The new house types on these plots are still traditional in design, but have changed from a Victorian style finish used in earlier phases of the development to a more Georgian style, as previously approved. The proposed dwellings would be two storey in height within a similar range to that previously approved.

The footprints and scale of the proposed dwellings are not significantly different to those previously approved and there are only minor changes to the approved road layout. The proposed dwellings would have off-street parking provision on driveways and garages.

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

Revised plans and an email have been deposited on the 26th November 2013 which show the drive length of plot 364 to be 6.1m as requested by the Highways Authority.

Consultations

Nottinghamshire County Council (Highway Authority) – From a highway point of view the substitution of house types are acceptable in principle, however the length of private drive serving plot 364 is insufficient to allow a vehicle to be stationed clear of the public highway. The Highway Authority therefore request that the a condition be added should permission be granted requiring that no part of the development hereby permitted shall commence until the access has been designed to have a minimum drive length of 6.10m between the front elevation of the garage and highway boundary.

Nottinghamshire County Council (Planning Policy) – No comments have been received.

Urban Design Consultant– No design issues are raised with regards to the house type substitutions.

Housing Strategy – Verbally reported that no comments are raised.

Environment Agency – No comments are raised.

Severn Trent Water – No objections are raised.

Natural England – No objections are raised.

Nottinghamshire Wildlife Trust – No comments are raised

Nottinghamshire County Council (Forestry Manager) – The proposal would not have any adverse effect on significant trees within the site.

Waste Services – No comments received to date, any comments will be verbally reported to Planning Committee.

Leisure Services - No comments received to date, any comments will be verbally reported to Planning Committee.

Public Protection - No comments received to date, any comments will be verbally reported to Planning Committee.

PCT - No comments received to date, any comments will be verbally reported to Planning Committee.

Nottinghamshire Police (Force Architectural Liaison Officer) - No comments received to date, any comments will be verbally reported to Planning Committee.

Site notices have been posted. No comments have been received
Site notices have been posted. No comments have been received.

Planning Considerations

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

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

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

7. Requiring good design (paragraphs 56-68)

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

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

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

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

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

Effective & efficient use of land

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

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

development of 360 dwellings at an overall density of approximately 34 dwellings per hectare was acceptable.

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

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

The latest changes to the proposed layout, as a consequence of this application, would result in a minor reduction in the number of dwellings to be provided on the whole site to 339 which would result in a density of some 32 dwellings per hectare. This is in accordance with Policy H8 of the RLP, which states that on all sites of 0.4 hectare and above, planning permission will not be granted for residential development with a net density of less than 30 dwellings per hectare, unless physical constraints are demonstrated.

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

The current proposal incorporates alterations to the mix of open market housing, providing a small increase in the total number of detached dwellings and a consequent reduction in semi-detached properties and terraced properties. However, I am of the view that the current proposal incorporates alterations to the mix of open market housing, still retaining a mixture of different sized 3, 4 and 5 bedroom dwellings and there is no impact upon the affordable housing. As such, I consider that this accords with the requirements of Policy 8 of the ACSSD.

Design

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

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

Policy 10 of the ACSSD requires all new development to be designed to a high standard and sets out in detail how this should be assessed. All new development should make a positive contribution to the public realm and sense of place and create an attractive, safe, inclusive and healthy environment. The most relevant design elements in this instance include the site layout, appearance and the incorporation of features to reduce opportunities for crime and anti-social behaviour. The proposed dwellings have been sited and designed so as to relate to each other and to other new dwellings around this part of the whole site. The current proposals do not propose any significant alterations to the road design and layout as previously approved. The proposed dwellings would face onto the approved areas of open

space, which would still provide a sense of surveillance to the public realm via active frontages, which is a basic principle of Secured by Design.

The proposed house types sit well within the context of the site and the wider development and reflect the scale design and appearance of surrounding properties. The proposed external materials as outlined in the Design and Access Statement. As such, I am satisfied that the proposed development would have regard to the appearance of the area, in accordance with Policies ENV1 and H16 of the RLP, and has been designed so as to discourage the potential for crime and disorder in the area in accordance with the aims of section 17 of the Crime and Disorder Act 1998, Policy ENV16 of the RLP and Policy 10 of the ACSSD.

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

Highway Safety

As the internal road layout serving this part of the development site remains virtually the same as that previously approved under reserved matters application no: 2010/0437, I am of the view that the proposal would not raise any highways issues, subject to any comments received from the Highway Authority.

I note the comments of the Highway Authority and that revised plans have been deposited showing a revision to the length of the driveway serving plot 364 as requested.

As such the development accords with Policy ENV1 and H16 of the RLP.

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

A total of 46 allocated parking spaces would be provided as part of the proposed new house types. Having regard to the SPD, this level of allocated off-street parking provision would not give rise to any unallocated demand for on-street parking spaces, although this could be accommodated easily, without causing any adverse impact on the free-flow of traffic, due to the width of the roads serving this part of the development. As such, the proposed development is in accordance with the SPD.

Residential Amenity

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

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

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

In my opinion the layout and house types now proposed would result in a development which would still relate well to the dwellings previously approved. As such, I am satisfied that the form and layout of this part of the development as now proposed would not have any significant adverse effect on other new dwellings

around this part of the whole site or the area in general and would comply with the requirements of Policies ENV1 and H16 of the Replacement Local Plan and Policy 10 of the ACSSD.

Planning Obligations & Conditions

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

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

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

Conclusion

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

Recommendation:

GRANT PLANNING PERMISSION subject following conditions:-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be built in accordance with the approved House Types DH304VE-2, DH313CD-2, DH313CDW-2, DH330V-2, DH400G-2, DH402V-2, Dh403V-2, DH404V-2, DH413V-2, DH418V-2; DH419G-2, DH428G-2, DH501V-2, DH516R-2 deposited on 26th September 2013, the revised Planning Layout ER/1042-03 Rev K and email confirming the length of the driveway serving plot 362 received on 26th November 2013.
3. All details approved by pre-commencement condition, or conditions requiring pre-occupation details, under application nos: 2005/0925 & 2010/0437, other than details being dealt with by condition under this application, shall remain applicable and of effect.
4. No part of the development hereby approved shall be first occupied until a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 has been entered into by all persons with a relevant interest in the

site and lodged with the Borough Council to re-apply, as appropriate, the terms of the original planning obligation attached to outline planning permission no: 2005/0925 and the Borough Council as local planning authority has notified in writing the persons submitting the same that they are to the Borough Council's approval.

5. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure, including retaining walls, to the individual plot boundaries. The development shall then be completed in accordance with the approved details.
6. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the proposed means of surfacing of the access roads, private drives, pathways and other unbuilt on portions of the site. The development shall then be completed in accordance with the approved details.
7. Before any part of the development hereby approved is first occupied there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted.
8. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
9. The garages shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling houses which they serve. They shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in writing by the Borough Council as local planning authority.

Reasons

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

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

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

Reasons for Decision

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

Notes to Applicant

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.



Report to Planning Committee

Application Number: 2012/1453

Location: 86 Sheepwalk Lane, Ravenshead, Nottinghamshire

Development: Erect new detached three bedroom bungalow and garage.

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

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been dismissed. In reaching this decision, the Inspector concluded that the proposed dwelling would be prominent and appear incongruous and harmful to the character and appearance of the area.

Recommendation:

That the information be noted.

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Report to Planning Committee

Application Number: 2013/0777

Location: 23 Knighton Road, Woodthorpe, Nottinghamshire

Development: Two storey side and rear extensions.

Planning permission for the above development was refused on 13th September, 2013 on the grounds that in the opinion of the Borough Council the proposed development would result in a detrimental overbearing and overshadowing impact upon the residential amenity of the neighbouring property at No 4 Thackerays Lane. An appeal against this decision has been lodged with the Planning Inspectorate, and is to be determined by written representations (under the "Householder Appeals Service").

Recommendation:

That the information be noted.

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ACTION SHEET PLANNING DELEGATION PANEL 8th November 2013

2010/0316

6 Kenrick Road Mapperley Nottinghamshire
Change of use from valeting business to sales

The application was withdrawn from the Agenda.

2013/1083

11 Linby Lane Papplewick Nottinghamshire
Demolition of existing conservatory at rear of property; erection of new two storey extension to side and rear

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

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

Decision to be issued following completion of paperwork.

2013/1142

Mapperley Plains Social Club Plains Road Mapperley
Erection of Covered Spectator Area and Ball-Stop Nets

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

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

Decision to be issued following completion of paperwork.

AJ/8th November 2013

ACTION SHEET PLANNING DELEGATION PANEL 15th November 2013

2013/0274

1 Byron Crescent Ravenshead Nottingham
Erection of private two storey dwelling house

The proposed development would have no adverse impact on the local area.

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

Decision to be issued following completion of paperwork.

2013/1013

Land Adj 6 Chapel Lane Ravenshead Nottingham
Proposed 4 bedroom dwelling with single storey detached double garage

The proposed development would have no adverse impact on the local area.

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

Decision to be issued following completion of paperwork.

2013/1019

Co-operative Retail Services Ltd 320 Westdale Lane West Gedling
Instalment of a new external condenser unit and timber enclosure to be situated at the side of the Co-operative food store

The proposed development would have no adverse impact on the local area.

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

Decision to be issued following completion of paperwork.

2013/1097TPO

52 Padleys Lane Burton Joyce Nottinghamshire
T1 - Beech, removal due to death of tree. Retaining stem of tree at approx. 15 feet as nature habitat.
T2 - Beech, removal of lowest limb to enable safe removal of T1.

The application was withdrawn from Panel because the tree has been removed due to its condition which requires different legislation to be utilised.

2013/1104

Borrowside Farm Bonner Hill Calverton

Erection of a two storey side extension forming a new downstairs wc, first floor family bathroom and entrance porch.

The proposed development would have no adverse impact on the openness of the Green Belt.

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

Decision to be issued following completion of paperwork.

2013/1106
19 Knighton Road Woodthorpe Nottingham
Two storey side extension

The proposed development would have no adverse impact on the local area.

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

Decision to be issued following completion of paperwork.

2013/1130
5 St. Helens Crescent Burton Joyce Nottingham
Two storey side extension

The proposed development would have no adverse impact on the local area.

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

Decision to be issued following completion of paperwork.

2013/1140
25 Chapel Lane Ravenshead Nottingham
Detached Garage

The proposed development would have no adverse impact on the local area.

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

Decision to be issued following completion of paperwork.

2013/1151
Co-op 320 Westdale Lane West Gedling

2 x externally illuminated fascias 4 x non illuminated wall mounted flat aluminium panels 1 x internally illuminated totem

The proposed development would have no adverse impact on amenity or highway safety.

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

Decision to be issued following completion of paperwork.

JC 15th November 2013

ACTION SHEET PLANNING DELEGATION PANEL 22nd November 2013

2013/1063

330-332 Carlton Hill

Erection of private two storey dwelling house

The proposed development raises issues with off street parking provision and would result in detrimental impact upon highway safety.

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

Decision to be issued following completion of paperwork.

2013/1170

26 Willow Lane Gedling

Erect single storey side annexe (to be occupied by applicant's daughter)

The proposed development would have no adverse impact on the local area.

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

Decision to be issued following completion of paperwork.

BP 22nd November 2013

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Report to Planning Committee

Subject: Future Planning Applications

Date: 11 December 2013

The following planning applications or details have been submitted and are receiving consideration. They may be reported to a future meeting of the Planning Committee and are available for inspection online at: <http://pawam.gedling.gov.uk:81/online-applications/>

Alternatively, hard copies may be viewed at Gedling1Stop or by prior arrangement with Development Control.

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2013/0546	Land Off Teal Close	Outline planning application comprising residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures	08/01/2014
2013/0836	Cornwater Fields Longdale Lane Ravenshead	Residential development of up to 70 dwellings including access equipped play area and open space	08/01/2014

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.

Recommendation:

To note the information.