



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

# Agenda

## Planning Committee

Date: **Wednesday 29 January 2014**

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Time: **6.00 pm**

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

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For any further information please contact:

**Lyndsey Parnell**

Members' Services Officer

0115 901 3910

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# 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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- Planning Committee Protocol.**
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## **MINUTES PLANNING COMMITTEE**

**Wednesday 8 January 2014**

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller  
Councillor Pauline Allan  
Councillor Roy Allan  
Councillor Peter Barnes  
Councillor Chris Barnfather  
Councillor Alan Bexon  
Councillor John Boot  
Councillor Bob Collis  
Councillor Andrew Ellwood  
Councillor Cheryl Hewlett  
Councillor Sarah Hewson  
Councillor Jenny Hollingsworth  
Councillor Meredith Lawrence  
Councillor Marje Paling  
Councillor Colin Powell  
Councillor Suzanne Prew-Smith  
Councillor Gordon Tunnicliffe

Absent: Councillor Denis Beeston MBE and Councillor Mike Hope

Officers in Attendance: J Ansell, P Baguley, N Morley and F Whyley

### **105 APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors Hope and Beeston MBE.

### **106 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 11 DECEMBER 2013.**

#### **RESOLVED:**

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

### **107 DECLARATION OF INTERESTS**

On behalf of all members of the Planning Committee, the Chair declared an interest in item 4 due to the Council's ownership of part of the land and items 7, 8 and 9 due to the Council being the applicant in each case.

### **108 APPLICATION NO. 2013/0546- LAND OFF TEAL CLOSE, NETHERFIELD, NOTTINGHAMSHIRE**

**RESOLVED:** To grant outline planning permission, **subject to a 106 Agreement** with the Borough Council as local planning authority and with the County Council as local highway and education authority for the provision of, or financial contributions towards, the Gedling Access Road, Junction Mitigation Measures, public transport, Travel Plan Monitoring, Educational Facilities, Primary Healthcare, Affordable Housing, Open Space, an Ecology Park and Air Quality Monitoring; and subject to the following conditions:

**Conditions**

1. Application for the approval of reserved matters shall be made to the Local planning Authority not later than five years from the date of this permission. Details of Appearance, Landscaping, Layout and Scale (hereinafter called the reserved matters) for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before any development within that phase begins and the development shall be carried out as approved. The development hereby permitted shall commence no later than two years from the date of approval of the last reserved matters to be approved.
2. The development shall be carried out in accordance with the Schedule of Development revision B submitted on the 10th October 2013 and the following plans; Site Location Plan DE076\_016; Parameters Plan DE076\_014 Rev B. The vehicular accesses to the site shall be constructed in general accordance, subject to detailed design, with drawing numbers: 90372\_002, 90372\_003 (Revision B), deposited on 20th May 2013; and drawing number: 90372\_001 (Revision E), received on 6th August 2013.
3. No phase of development shall commence until a Phasing Schedule has been submitted and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in phases in accordance with the approved Phasing Schedule unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of a particular phase.
4. The development hereby approved comprises;(1) up to 830 residential dwellings; (2) up to 18,000 square metres of business use falling within use classes B1 'Business', B2 'General Industrial' and B8 'Storage and Distribution'; (3) the creation of a local centre and commercial centre of up to 2,800 square metres within use classes falling into A1 'Shop', A2 'Financial', A3 'Restaurant and café', A4 'Drinking Establishment', A5 'Hot Food Takeaway', B1 'Business' and D1 'Non-residential institutions'; (4) a Hotel providing up to 150 beds; (5) up to 500 square metres of uses falling with use classes D1 ' Non- residential institutions' and

D2 'Assembly and Leisure' (additional to (3) above); (6) a one form entry primary school which shall cover a minimum of 1.1ha; (7) a C2 'Residential Institution' of up to 60 beds; and (8) general opening space including landscaping, children's play areas, allotments and playing pitches as indicated on the approved parameters plan.

5. The total B1 'Business' floor area within the business and/or local centre and commercial areas hereby approved shall comprise not more than 4,500 square metres . The local centre shall not comprise of more than 2,499 square metres floor area of A1 'Shop' or D2 'Assembly and Leisure' uses.
6. The total amount of A1 'Shop' floor space shall not exceed 1,500 square metres and no individual A1 'Shop' unit shall exceed 750 square metres (measured internally).
7. Applications for the approval of reserved matters for each phase of development shall include a written statement setting out how that particular phase has been designed to take account of the approved Parameters Plan drawing reference DE076\_014 Rev. B.
8. Prior to the commencement of any phase of development hereby approved a site level survey plan shall be undertaken for that phase of development showing existing site levels. This existing site level survey plan shall be submitted to and approved in writing by the Local Planning Authority.
9. Buildings comprising Less Vulnerable uses (as defined by the National Planning Policy Framework) and their associated vehicle access routes within the development hereby approved shall have finished floor levels at no lower than 20.660m Ordnance Datum (AOD) where existing levels are at or exceed that level. Where existing levels are below 20.660m Ordnance Datum (AOD), set finished floor levels shall be a minimum of 20.660m Ordnance Datum (AOD) or 600mm above existing ground levels, whichever is lower.
10. Prior to the commencement of any phase of development hereby approved a scheme for that phase of development to provide flood prevention design for More Vulnerable uses (as defined by the National Planning Policy Framework) shall be submitted to and approved in writing by the Local Planning Authority. The flood prevention design scheme shall: (1) Set finished floor levels for all More Vulnerable buildings and associated vehicular access routes to the east of the A612 to 20.960 m above Ordnance Datum (AOD); (2) Set finished floor levels for all More Vulnerable buildings and associated vehicular access routes to the west of the A612 to 20.650 m above Ordnance Datum (AOD); and (3)

provide a minimum of 300mm flood resilience measures for all More Vulnerable buildings. The scheme for each phase shall be implemented in accordance with the approved details prior to occupation of buildings within that phase.

11. Prior to the commencement of any phase of development hereby approved a scheme to provide flood resilience design for Less Vulnerable development, as defined by the National Planning Policy Framework, within that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of any buildings within that phase and subsequently maintained.
12. Prior to the occupation of any building(s) falling within use classes C3 'dwelling houses', C2 'Residential institutions', C1 'Hotels' or D1 'Non-residential institutions' , a Verification Report confirming the finished base slab and wearing course levels of that building(s) and the finished levels of internal road(s) serving that building(s) within the particular phase shall be submitted to and approved in writing by the Local Planning Authority. The Verification Report for each phase shall also include confirmation that the approved flood resilient construction methods approved under condition 10 for More Vulnerable uses accords with the approved details.
13. Prior to the commencement of any phase of development hereby approved a scheme to provide a minimum of an 8 metre unobstructed easement from all watercourses, culverted watercourses and flood defence structures, including the Ouse Dyke (Main River) and any ordinary watercourses, within that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to occupation of any buildings within that phase or any other features (i.e. playing fields) being brought into use and subsequently maintained.
14. Prior to the commencement of any phase of development hereby approved an evacuation plan for all Less Vulnerable development at risk of flooding within that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any buildings within that phase and subsequently maintained.
15. No ground raising or permanent built structures shall be built within the modelled floodplain of the Ouse Dyke as shown in the Flood Risk Assessment, November 2013 , submitted as part of the outline planning application hereby approved.



16. Prior to the commencement of any phase of development hereby approved, a surface water drainage scheme for that phase of development, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any buildings within that phase. The scheme (s) to be submitted shall demonstrate: (1) The utilisation of holding sustainable drainage techniques; (2) The limitation of surface water run-off to equivalent greenfield rates; (3) A minimum of two forms of surface water treatment to be provided prior to discharge from the site, in accordance with CIRIA C697; (4) 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 (5) Responsibility for the future maintenance of drainage features.
17. Prior to the commencement of any phase of development hereby approved a scheme to dispose of foul drainage for that phase of development shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme (s) shall be implemented as approved.
18. Prior to the commencement of each phase of development hereby approved a remediation strategy that addresses the provision of the following components to deal with the risks associated with contamination of that phase of the site, together with a programme for submission and prior approval of the component elements, shall each be submitted to and approved, in writing, by the local planning authority: (1) A preliminary risk assessment which has identified; (a) all previous uses (b) potential contaminants associated with those uses; and (c) a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site; (2). A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and (3) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how and when they are to be undertaken. The scheme(s) and all details identified therein shall be implemented in accordance with the approved details. Any changes to these components require the express written consent of the Local Planning Authority.
19. Prior to the commencement of each phase of development hereby approved a verification plan shall be submitted to and approved in writing by the Local Planning Authority. The

verification plan shall provide details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) (of condition above 18) are complete and identifies any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The verification plan(s) and all details identified therein shall be implemented in accordance with the approved details. Any changes to these components require the express written consent of the Local Planning Authority.

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified pursuant to condition 18 above 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 until an assessment has been undertaken in accordance with the requirements set out in condition 18 and 19 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, has been submitted to and approved in writing by the Local Planning Authority. The development must then proceed in accordance with the approved details.
21. Prior to the commencement of each phase of development hereby approved, details of any lighting to be used during the construction of that particular phase of development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall indicate the location and type of lighting to be utilised together with luminance levels and hours that lighting will be in operation. The lighting of the construction of any approved phase of development shall be lit in accordance with the approved details.
22. Details of any lighting to be provided (other than street lighting and lighting within domestic curtilages) during the operational phase of that phase of development shall be submitted to and approved in writing by the Local Planning Authority prior to its implementation. The details to be submitted shall indicate the location and type of lighting to be utilised together with luminance levels and hours that any such lighting will be in operation. The lighting of the development during its operational phase shall be carried out in accordance with the details approved.
23. If the sports pavilion to the north of the A612 is not demolished by the 30th June 2014, then in accordance with the submitted Bat Activity Surveys at the sports pavilion off Teal Close report further bat survey work shall be undertaken and an assessment report together with any proposed mitigation measures shall be submitted to and approved in writing by the Local Planning

Authority, prior to any demolition taking place. Any approved mitigation measures shall be carried out in accordance with the approved details. In the unlikely event that bat(s) are found during the demolition of the sports pavilion then the procedure set out in the appendix to the Bat Activity Surveys at the sports pavilion off Teal Close report (dated 24th June 2013) shall be followed.

24. Prior to the commencement of each phase of development hereby approved a Construction Environmental Management Plan (CEMP) for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. Each CEMP shall include the following details; (1) the hedgerow and tree protection measures that shall be implemented for all retained woodland, trees and hedgerows approved as part of the landscaping details to be submitted as part of the reserved matters pursuant to this application. A statement shall also be provided which details how the protection measures shall be implemented so as to minimise damage and disturbance to habitats within the vicinity and the species they support. The protection measures shall accord with current British Standards in relation to design, demolition and construction (BS5837:2012 or any subsequent revision); (2) the measures that shall be implemented during the construction of that particular phase of the development so as to minimise water runoff and works pollution entering watercourses; and (3) the measures that shall be implemented so as to avoid any disturbance to nesting birds during that particular phase of construction.(4) details of traffic routes for Heavy Good Vehicular movements during the construction of that phase of development. (5) details of wheel washing facilities to be used by vehicles entering and leaving site during the construction of that phase of development ; and (6) details of how the principle of Best Practicable Means shall be applied in relation to minimising impact on the surrounding area during the construction of that particular phase of development in relation to noise and vibration and safeguarding air quality. The approved CEMP(s) and all details therein shall be implemented in accordance with the approved details.
25. Prior to the commencement of each phase of development hereby approved a written scheme of archaeological investigation related to that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved scheme(s)
26. Prior to the commencement of any development on the existing playing pitches located to the west of the A612 (including the demolition of the existing sports pavilion) replacement playing pitches (including associated changing room facilities) hereby approved to the east of the A612 shall have been provided and shall be operational.

27. Prior to the commencement of development of the playing pitches to be provided to the east of the A612 details of the following shall be submitted to and approved in writing by the Local Planning Authority; (1) the location and specification of the playing pitches to be provided together with details of their drainage; (2) the location and specifications of the changing room facilities to be provided; and (3) a schedule of maintenance of the playing pitches and associated drainage. The playing pitches and changing room facilities shall be provided, managed and maintained in accordance with the approved details.
28. Prior to first occupation of the development hereby approved, other than the business development to be accessed from Stoke Lane, construction details of the site access junctions from the A612 as show in outline on plan references 90372\_001 Revision E and 90372\_002 shall be submitted to and approved in writing by the Local Planning Authority. Along with the construction details to be submitted, shall also be submitted to and approved in writing by the Local Planning Authority a programme of implementation of construction details of the site access. The site access details to be submitted pursuant to plan reference 903732\_002 shall also include provision of a physical strip/central refuge fronting the proposed access to prevent vehicles from u-turning and associated signing and lining. The approved detailed access arrangements shall thereafter be implemented in accordance with the approved programme of implementation, related to the phasing of the development.
29. Prior to first occupation of the business floor space (Class B1, B2, B8) hereby approved (aside from any B1 use contained in the Local Centre) the access from Stoke Lane as shown in outline on plan reference 90372\_003 Revision B shall be provided in accordance with the construction details to be first submitted to and approved in writing by the Local Planning Authority. The business floorspace hereby approved (Class B1, B2, B8) (aside from any B1 use contained in the Local Centre) shall only be accessed via Stoke Lane, other than in an emergency.
30. Prior to first occupation of the development hereby approved a u-turn prohibition shall be implemented by means of a legal Traffic Regulation Order and appropriate signs shall be provided at the A612/Stoke Lane junction for the A612 west approach in accordance with details to be first submitted and approved in writing by the Local Planning Authority.
31. Prior to the commencement of the development hereby approved details shall be submitted to and approved in writing by the local planning authority in relation to the extension of the 40mph speed restrictions by amendment of the existing Traffic Regulation Order

along Stoke Lane towards west of its junction with the A612 covering the site frontage. Details shall also include the location of proposed signing/lining and street lighting to accommodate the extension. The extended 40mph speed restriction area shall be provided in accordance with the approved details prior to first occupation of the development, unless otherwise agreed in writing by the local planning authority.

32. Prior to first occupation of the development hereby approved construction details of the mitigation measures at the Lowdham Roundabout as shown in outline on plan reference 90372/PSTN/003 shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures at the Lowdham Roundabout shall be implemented in accordance with the approved details.
33. Prior to first occupation of the development hereby approved construction details of the mitigation measures to be provided at A612 Mile End Road/Colwick Loop Road junction as shown in outline on plan reference 90372/PSTN/005 Revision A shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures at the junction shall be provided in accordance with the approved details.
34. Prior to the first occupation of the development hereby approved construction details of the highway improvements at Colwick Loop Road/Road No.1 shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. The highway improvements at Colwick Loop Road/Road No.1 shall be provided in accordance with the approved construction details.
35. Prior to first occupation of the development hereby approved details of a new shared footway/cycleway shall be provided along the northern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The shared footway/cycleway shall be provided in accordance with the approved details.
36. Prior to the commencement of each phase of development hereby approved details of a local labour agreement to cover the construction of that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The local labour agreement shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
37. Prior to first occupation of the development hereby approved a travel plan coordinator(s) shall be appointed who shall be responsible for the implementation delivery monitoring and

promotion of the sustainable transport initiatives set out in the Travel Plan Framework, and details of the appointed coordinator(s) shall be submitted to the Local Planning Authority. Travel plan co-ordinator(s) shall thereafter remain in place to perform this role on an ongoing basis, with any changes in details to be submitted to the Local Planning Authority.

38. Within 3 months of the occupation of any business (excluding businesses employing less than 20 employees who shall submit a Travel Plan Statement), the owner or occupier of each business unit shall appoint and thereafter continue to employ or engage a travel plan coordinator and within 3 months of occupation the owner or occupier shall commission a detailed travel plan that sets out the final targets with respect to the number of vehicles using the site and the adoption of measures to reduce single occupancy car travel consistent with the Travel Plan Framework and in conjunction with the site-wide travel plan coordinator to be approved by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved timetable and be updated consistent with future site-wide travel plan initiatives including implementation dates to the satisfaction of the Local Planning Authority.
39. The site-wide travel plan coordinator shall commission travel surveys and update the TRICS database in accordance with the Standard Assessment Methodology (SAM) or similar method to be approved after the first, third, and fifth year of full occupation and produce monitoring reports at intervals as required by the Travel Plan Framework monitoring periods. The monitoring reports submitted to the Local Planning Authority shall summarise the data collected over the monitoring period and propose revised initiatives and measures where travel plan targets are not being met including implementation dates to be approved in writing by the Local Planning Authority and which shall inform individual Travel Plans.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To provide a degree of flexibility to assist the delivery of the site, that also enables the Local Authority to monitor and manage the supply of housing and employment land.
4. To define the consent and to ensure that a satisfactory form of development is obtained.

5. A limit has been placed on B1 uses in order to ensure an appropriate balance of uses. A limit has also been placed on the amount of A1 and D2 uses in order to ensure that there is no adverse impact on any surrounding local centres.
6. A limit has been placed on the amount of A1 uses to ensure that such uses are commensurate with the scale of the proposed development and would not cause harm to viability of the nearby Netherfield Centre.
7. To ensure that a satisfactory development is achieved that takes account of the Parameters Plan.
8. To establish existing site levels in order to ensure that finished floor levels accord with conditions 9 to 12 below and that flood risk is appropriately mitigated in line with the National Planning Policy Framework.
9. To reduce the risk of flooding to the proposed development and future occupants.
10. To reduce the risk of flooding to the proposed development and future occupants.
11. To reduce the impact of flooding to the proposed development.
12. To ensure that finished floor levels accord with condition x and x above and that approved flood resilient measures have been provided in order to reduce the risk of flooding to the proposed development and future occupants.
13. To allow for future maintenance, emergency access, natural morphology, and improvements of the watercourses. Please note that our records show a culverted watercourse located between the storage pond (immediately south of the A612) and the Ouse Dyke, which will require further investigation at detailed design stage.
14. To confirm that all occupants and site users can access and egress the site safely during time of flood.
15. To prevent an increase in flood risk elsewhere.
16. To prevent the increased risk of flooding elsewhere.
17. To ensure that the proposals are appropriate and protective of controlled waters.

18. The submitted Phase 1 Desk Study, Curtins Consulting, January 2013 (preliminary risk assessment) identifies potential for contamination. This condition is required to ensure that the risks posed to controlled waters are investigated and remediated as necessary and that the site is remediated appropriately.
19. The submitted Phase 1 Desk Study, Curtins Consulting, January 2013 (preliminary risk assessment) identifies potential for contamination. This condition is required to ensure that the risks posed to controlled waters are investigated and remediated as necessary and that the site is remediated appropriately.
20. This condition is required to ensure that the risks posed to controlled waters or the environment are investigated and remediated as necessary.
21. To minimise light spill around the development during the construction of the development as inappropriate lighting could have an adverse impact on nocturnal species such as bats.
22. To minimise light spill around the development during the operation of the development as inappropriate lighting could have an adverse impact on nocturnal species such as bats.
23. To ensure that the demolition of the sports pavilion has no adverse impact upon bats and to ensure that the development accords with paragraph 118 of the National Planning Policy Framework.
24. To ensure that appropriate measures are taken to protect the local environment in terms of impact on trees; hedgerows and woodland, flora and fauna, water quality, air quality and on the amenity of neighbouring uses.
25. To ensure that the site is surveyed appropriately to identify any potential archaeology and if found is appropriately dealt with.
26. To ensure that the replacement recreation ground is in operation prior to the existing pitches being removed, so as to protect sports facilities and ensure continuity for those sports affected by the proposed development.
27. To ensure that the required replacement playing pitches and changing room facilities are provided appropriately in order to provide satisfactory replacement facilities for those to be lost as part of the development hereby approved.
28. In the interests of highway safety.
29. In the interests of highway safety.



30. In the interests of highway safety.
31. In the interests of highway safety.
32. In the interests of highway safety.
33. In the interests of highway safety.
34. In the interests of highway safety.
35. To promote sustainable travel.
36. To seek to ensure that the construction of the site employs wherever possible local people and assists economic growth in the area.
37. To promote sustainable travel.
38. To promote sustainable travel.
39. To promote sustainable travel.

### **Reasons for Decision**

The development has been considered in accordance with the National Planning Policy Framework, the adopted Local Plan and Emerging Aligned Core Strategy, where appropriate. In the opinion of the Borough Council the proposed development largely accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Local Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact of departing from the Local Plan. Environmental information has been taken into consideration by the Borough Council in reaching this decision.

Legal Services & County Council to be notified of resolution & provided with the necessary information for the S106 Agreement.

### **Notes to Applicant**

Your attention is drawn to the attached comments from Environment Agency, Trent Valley Internal Drainage Board, Nottinghamshire Police Force Architectural Liaison Officer, Nottinghamshire County Council with regard to Highways, Archaeology and Rights of Way and the Borough Council's Public Protection Section.

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](http://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](http://www.groundstability.com).

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

The highway improvements referred to in condition 34 above relate to those shown in outline on Morgan Tucker Plan reference JN953-NWK-SK007, which are also capable of being provided pursuant to the pending decision relating to Planning Application reference 2013/0500 which has been submitted to the Local Planning Authority. If the construction details are provided under 2013/0500, then the works referred to in condition 34 will not be required to be provided in relation to this application (2013/0546).

**109 APPLICATION NO. 2013/1003- 231 MAPPERLEY PLAINS, ARNOLD, NOTTINGHAMSHIRE**

A motion was put by Councillor Powell and seconded by Councillor Barnfather that the application be deferred to a future meeting in order that both the Applicant and Objector might have the opportunity to speak to the Committee.

**RESOLVED:**

To defer consideration of application 2013/1003 – 231 Mapperley Plains, Arnold, Nottinghamshire to a future meeting to enable both the Applicant and the Objector to address the Planning Committee.

**110 APPLICATION NO. 2013/1347- 41 HAZEL GROVE, MAPPERLEY, NOTTINGHAMSHIRE**

**RESOLVED: to grant Conditional Planning Permission subject to the following amended conditions:**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted plans received on the 6th

November 2013 drawing no's: NG3/2/13, NG3/1/13 and NG5/5/13 and the revised plans received on 20th November 2013 drawing no's: NG3/4/13/AM1 and NG3/3/13/AM1.

3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
4. The proposal makes it necessary to amend the dropped vehicular footway crossing over the public highway. This will be required to be constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
5. The proposal makes it necessary for all drives, parking or turning areas to be surfaced in a hard bound material (not loose gravel). The surfaced drives and parking or turning areas shall then be maintained in such hard bound material for the life of the development.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
4. In the interests of Highway safety
5. To reduce the possibility of deleterious material being deposited on the public highway (loose material etc.)

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development results in no significant impact on neighbouring residential properties, highway safety or to the character or appearance of the site and the wider streetscene. The proposal therefore accords with Policy H10 (Extensions) and Policy ENV1 (Development Criteria) 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](http://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](http://www.groundstability.com).

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

**111 APPLICATION NO. 2013/1387- GEDLING COUNTRY PARK,  
LAMBLEY LANE, GEDLING, NOTTINGHAMSHIRE**

### RESOLVED:

To Grant the Variation of Conditions 2, 3, 23 and 24 and the Removal of Conditions 7, 10 and 12 attached to Planning Permission 2012/1456.

### Conditions

2. The development hereby approved shall be carried out in accordance with the approved plans received on the 7th December 2012, the 18th December 2012, the revised plans received on the 28th January 2013, the revised plans received on the 27th February 2013, the revised plan received on the 1st March 2013 and the plans received on the 8th November 2013, drawing numbers LR/4017514/08, LR/4017514/09, LR/4017514/10, LR/4017514/11, LR/4017514/12, LR/401754/05, LR/4017514/03A, LR/4017514/06, LR/4017514/06,

LR/4017514/02A, LR/4017514/02D, LR/4017514/03C and LR/4017514/04E.

3. The development as approved under application reference 2012/1456 shall be carried out in two phases. Phase 1 works will include site clearance, repairs to the drainage system, path works, fencing, cultivation and seeding which will be carried out between December 2013 and April 2014. Phase 2 of the works will include the provision of the car park and access of Spring Lane together with the footway along Spring Lane, these works being carried out in the Summer of 2014, unless otherwise agreed in writing by the Borough Council as local planning authority.
23. The gates to the proposed access point from Spring Lane shall open inwards.
24. The vehicular access point into the site 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**

2. For the avoidance of doubt.
3. For the avoidance of doubt.
23. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
24. 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 proposed variation of conditions 2, 3, 23 and 24 and the proposed removal of conditions 7, 10 and 12 attached to planning permission 2012/1456 are acceptable resulting in no significant impact on highway safety or visitors to the country park. The proposal therefore accords with policies ENV1 and ENV44 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and the policies contained within the National Planning Policy Framework and the Gedling Borough Council Aligned Core Strategy.

#### **Notes to Applicant**

Planning Statement - The Borough Council has worked positively and proactively with the applicant/agent by liaising and discussing the proposal with the applicant/agent which is in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

You are advised that the remaining conditions attached to planning permission reference 2012/1456 shall be adhered to at all times.

**112 APPLICATION NO. 2013/1482- GEDLING COUNTRY PARK, LAMBLEY LANE, GEDLING, NOTTINGHAMSHIRE**

**RESOLVED:**

To GRANT ADVERTISEMENT CONSENT subject to the following conditions:

**Conditions**

1. The proposed signage hereby approved shall be erected in accordance with the signage detail plans deposited on 12th December 2013 and revised layout plan deposited on the 8th January 2014.
2. Sign 7A as indicated on the revised layout plan and photomontages deposited on the 8th January 2013 shall be set back flush with the hedge line as far as possible so as not to protrude into the highway verge and shall be so sited for a temporary period of 6 months from the date of this permission.

**Reasons**

1. For the avoidance of doubt.
2. In the interests of highway and pedestrian safety.

**Reasons for Decision**

In the opinion of the Borough Council the proposed signs will result in no undue impact on the amenity of adjacent residential properties or the area in general and are acceptable from a highway safety viewpoint. The application is therefore in accordance with the 2007 Advertisement Regulations.

**Notes to Applicant**

Decision Statement - The Local Planning Authority has worked with the applicant in accordance with the requirements of the National Planning Policy Framework paragraphs 186 to 187

**APPLICATION NO. 2013/1503- ARNOLD LEISURE CENTRE, HIGH STREET, ARNOLD, NOTTINGHAMSHIRE****RESOLVED:**

To GRANT PLANNING PERMISSION subject to the following conditions:

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved plans deposited on the 12th December 2013 (drg no.s 3910-001 PL06 Rev A, 3910-002 GA15, 3910-002 GA73 Rev A and 3910-001 PL05 Rev A.
3. The air handling/ventilation unit hereby approved under planning permission 2013/0620 shall be installed in accordance with drawing no.s PL 04, PL 06 and M/SK-01 and the Flaktwoods system details and specifications deposited on the 10th June 2013 and 27th June 2013. An air handling/ventilation system that accords with the submitted details and specifications shall thereafter be retained in working order at all times for the lifetime of the development.

**Reasons**

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

**Reasons for Decision**

In the opinion of the Borough Council, the proposed development would have no undue impact on neighbouring amenity or the locality in general. The proposal is of a scale, design and appearance in keeping with the existing building and Leisure Centre complex and its wider setting. The development therefore complies with the National Planning Policy Framework (2012) and Policy ENV1 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](http://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](http://www.groundstability.com).

(Councillor Boot left the meeting at 7.25pm.)

**114 APPEAL DECISION- LAND ADJ 51 KIRKBY ROAD, RAVENSHEAD, NOTTINGHAMSHIRE**

**RESOLVED:**

To note the report.

**115 APPEAL DECISION- 23 KNIGHTON ROAD, WOODTHORPE, NOTTINGHAMSHIRE**

**RESOLVED:**

To note the report.

**116 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

**117 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

**118 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.**

None.

The meeting finished at 7.35pm

Signed by Chair:



Date:

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# Agenda Annex

## PLANNING COMMITTEE PROTOCOL

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is a quasi-judicial body, empowered by the Borough Council to determine planning applications in accordance with its constitution. In making legally binding decisions therefore, it is important that the committee meeting is run in an ordered way, with Councillors, officers and members of the public understanding their role within the process.
3. In terms of Councillors' role at the Planning Committee, whilst Councillors have a special duty to their ward constituents, including those who did not vote for them, their over-riding duty is to the whole borough. Therefore, whilst it is acceptable to approach Councillors before the meeting, no opinion will be given, as this would compromise their ability to consider the application at the meeting itself. The role of Councillors at committee is not to represent the views of their constituents, but to consider planning applications in the interests of the whole Borough. When voting on applications, Councillors may therefore decide to vote against the views expressed by their constituents. Members may also request that their votes are recorded.
4. Planning Committee meetings are in public and members of the public are welcome to attend and observe; however, they are not allowed to address the meeting unless they have an interest in a planning application and follow the correct procedure.
5. Speaking at Planning Committee is restricted to applicants for planning permission, residents and residents' associations who have made written comments to the Council about the application and these have been received before the committee report is published. Professional agents representing either applicants or residents are not allowed to speak on their behalf. A maximum of 3 minutes per speaker is allowed, so where more than 1 person wishes to address the meeting, all parties with a common interest should normally agree who should represent them. No additional material or photographs will be allowed to be presented to the committee.
6. Other than as detailed above, no person is permitted to address the Planning Committee and interruptions to the proceedings will not be tolerated. Should the meeting be interrupted, the Chairman will bring the meeting to order. In exceptional circumstances the Chairman can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
7. After Councillors have debated the application, a vote will be taken. If Councillors wish to take a decision contrary to Officer recommendation, a motion to do so will be moved, seconded and voted upon. Where the decision is to refuse permission contrary to Officer recommendation, the motion will include reasons for refusal which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. The Chairman may wish to adjourn the meeting for a short time for Officers to assist in drafting the reasons for refusal. The Chairman may move that the vote be recorded.
8. Where members of the public wish to leave the chamber before the end of the meeting, they should do so in an orderly and respectful manner, refraining from talking until they have passed through the chamber doors, as talking within the foyer can disrupt the meeting.

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Application Number: 2013/1191

Location: Land Adj 7 Stratford Close Colwick Nottinghamshire NG4 2DL





## **Report to Planning Committee**

**Application Number:** 2013/1191

**Location:** Land Adj 7 Stratford Close Colwick Nottinghamshire NG4 2DL

**Proposal:** Proposed pair of two bed semi-detached dwellings.

**Applicant:** Mr Robert Spencer

**Agent:** Mr John Chrich

**The applicant on this application is a relative of a member of Staff and in line with the Council's Constitution has been referred to Planning Committee.**

### **Site Description**

The application site refers to land to the northwest of no.7 Strafford Close within the established urban residential area of Colwick. The application site is located to the northwest spur of an existing cul-de-sac. No.7 Strafford Close is immediately adjacent to the application site and is an end terrace of 4 residential properties. No.7 Strafford Close has a vehicle driveway adjacent to the northwest side elevation of the property. The application site effectively forms part of the side and rear amenity area serving no.7 Strafford Close. The boundaries of the site are defined by close-boarded panelled fencing and mature trees and planting. The rear west boundary of the application site adjoins the rear garden area of no.8 Tudor Close and to the north of the site is mature vegetation and Colwick Loop Road. The site lies within an area at risk of Flooding.

### **Proposed Development**

Full Planning Permission is sought for the construction of a pair of two-bedroom semi-detached residential properties on land adjacent to no.7 Strafford Close.

The proposed development would have a total footprint of 8.325 metres x 7.435 metres with the individual dwellings having widths of 4.16 metres each. The development would have a pitched roof spanning both properties with ridge and eaves heights of 7.12 metres and 4.7 metres respectively. The individual properties would incorporate bay windows and a canopy on the front elevation with an eaves height of 2.1 metres.

The development incorporates 3 off-street parking spaces to serve the proposed properties and the existing property at no.7 Strafford Close.

A Flood Risk Assessment has been submitted with the application.

### **Consultations**

Colwick Parish Council – No representations received.

Nottinghamshire County Council (Highway Authority) – Following receipt of revised plans showing an amended off street car parking layout to the correct length and width the Highway Authority has no further concerns, subject to conditions in relation to;

- the provision of an amended dropped vehicle crossing,
- the surfacing of the parking and turning areas,
- and the provision to prevent surface water from the driveways onto the public highway.

Neighbouring Properties were notified and a Site Notice posted and 1 letter of representation was received as a result. The comments can be outlined as follows:

- A further 2 dwellings on the well-established cul-de-sac would be out of harmony with the rest of the houses on the street with 6 dwellings on one side and 4 dwellings on the other. The resultant streetscene would not be symmetrical or aesthetically pleasing.
- The construction of 2 further dwellings could have an impact on the amount of light available to neighbouring dwellings.
- Concerns are raised about the construction of new housing on the proposed site resulting in 'town cramming' - 'the over intensive development of urban areas and cultural resources and a reduction in the quality of the urban environment.'
- Should planning permission be forthcoming it would set a precedent for similar schemes in the area.
- The development would alter the existing building line.
- Questions have been raised with regard to the appropriateness of the car parking provision.
- Concerns raised over the potential additional construction traffic that would be generated if building work is commenced.
- 1 individual car parking space for each dwelling is not adequate as most households have 2 cars.
- Concerns have been raised over the additional traffic that would result.
- Concerns have been raised about the development impacting on the health of neighbouring residents.
- The building work could be considered a breach of human rights in accordance with article 8.
- There are a number of properties for sale on the estate which raises the question of the need for additional housing in the area.
- The development could devalue the neighbouring properties.
- Contrary to the planning application it must be noted that some trees would have to be removed to facilitate the development.
- Having liaised with the Police it has been advised that building sites are currently targets for criminal activity such as theft and damage and the potential increase in crime and advent of unsavoury characters to a



- residential area is a concern.
- Concerns have been raised that the applicant is the son of a councillor and the potential preferential treatment that may be given to the application.

### **Planning Considerations**

The main planning considerations in the determination of this application are whether the proposed development accords with local plan policies, whether there are any highway safety implications, the impact of the proposal on neighbouring residential properties and on the streetscene.

The most relevant planning policy guidance at national level comes from the National Planning Policy Framework (March 2012)

The core planning principles set out in the guidance states at paragraph 17: -

Planning should: 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs'

In particular the following chapters are relevant in considering this application: -

- Delivering Sustainable Development (paragraphs 18 – 22)
- 6. Delivering a wide choice of high quality homes (paragraphs 47 – 55)
- 7. Requiring good design (paragraphs 56 – 68)

When delivering sustainable development paragraph 19 states:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

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

- ENV1 (Development Criteria);
- ENV2 (Landscaping);
- H7 (Residential Development on Unidentified Sites Within the Urban Area and Defined Village Envelopes);
- H16 (Design of Residential Development)
- T10 (Highway Design and Parking Guides)

The Gedling Borough Council Parking Provision for Residential Developments (SPD) is also relevant when considering car parking provision for new development.

In June 2012, Gedling Borough Council published the Gedling Borough Aligned Core Strategy – Publication Version (ACS/PV) for the purposes of public representation. Whilst the ACS/PV is subject to a period of public representation, it does reflect the Council's emerging strategic planning policies for the Borough and therefore these are a material consideration and will be taken into consideration when determining

planning applications, where they are relevant.

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

Policy 8: Housing size, mix and choice; and  
Policy 10: Design and Enhancing Local Identity.

The Government attaches great importance to the design of the built environment. Section 7 of the NPPF states inter-alia, that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

Criterion a, c, and d of Policy ENV1 of the Replacement Local Plan are also relevant in this instance. These state that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should include adequate provisions for the safe, convenient access and circulation of pedestrians and vehicles, and incorporate crime prevention measures in the design and layout.

Design and layout are also considered in criterion a. and b. of Policy H7 and the criterion c. of Policy H16 of the Replacement Local Plan. These policies state inter-alia that permission will be granted for residential development, including conversions and the change of use of buildings to residential use, within the urban area and the defined village envelopes, provided it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials and that it would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area.

As the site is within the urban residential area of Colwick there would be no objections in principle to the redevelopment of the site for residential purposes. Given the development would be in an established residential area it is my opinion the proposal would be sited in a sustainable location delivering economic development that would provide homes for the local community.

I am of the opinion that the site is of sufficient size to accommodate two semi-detached properties without appearing cramped or over-intensive. The development would also allow for good sized rear amenity areas for each separate dwelling which are comparable to the nearby residential properties.

I note that Strafford Close is characterised by two rows of terraced properties containing 4 dwellings facing each other. I consider that the scale and design of the proposed semi-detached dwellings would be in keeping with the surrounding properties, with similar footprint dimensions and external appearance.

In my opinion, given the relationship between the application site and existing dwellings and the location of windows serving the dwellings to the front and rear elevations (which face the rear garden areas and the public domain), the proposed development would result in no undue overlooking, overshadowing, or overbearing impact on neighbouring amenity.

When considering car parking provision for the new development the Borough Council Parking Provision for Residential Developments Supplementary Planning Document (SPD) is relevant. I note that the SPD requires 1no. car parking space to serve a two bedroom dwelling in a built up area. I also note that the proposed development would account for 1 no. off street car parking space for the proposed semi-detached dwellings and the existing property and as such the off street car provision is in line with the guidance set out within the SPD.

I note that the application site falls within an area at risk of flooding and in accordance with the Environment Agency advice they have not been formally consulted on the application. In respect of flood risk issues the applicant has supplied a Flood Risk Assessment (FRA) in line with the standing advice confirming flood resilience and resistance measures would be incorporated in the design of the proposal. I am therefore satisfied that there would be no flood risk issues arising from the proposal. Should planning permission be forthcoming a condition would be attached requiring the development to be constructed in accordance with the conclusions of the FRA.

I note the concerns raised from neighbouring properties with regards to the development setting a precedent for further development in the area. However, every development must be considered on its own merits under local and national policy and therefore I would not give this consideration significant enough material weight that would warrant a refusal in this instance.

I note the representations received with regards to the potential disturbance from construction activity, the building line of the proposed development, the impact of the construction on the health of nearby residents, the potential breach of human rights, the security risks of a development site and the perceived lack of need for additional housing accommodation in the area. However, I do not consider these issues carry significant enough material weight to warrant a refusal in this instance.

I also note the representation received concerning the applicant being related to a member of staff, however, the application is being considered at Planning Committee and has followed the correct constitutional procedures of an application of this nature.

I therefore consider that the proposal accords with the above policies and guidance and recommend that planning permission be granted.

**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 permitted shall be completed in accordance with the submitted plans received on the 2nd October 2013 drawing no's: 885-01, 885-03, 885-04, 885-05, and 885-06, the Flood Risk Assessment received on 2nd October 2013 and the revised plan received on 13th December 2013 drawing no: 885-02A.
3. The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the Flood Resilience Measures detailed in the FRA dated 27th September 2013.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
5. No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been amended and 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). The surfaced drives and any parking or turning areas shall then be retained in such hard bound material for the life of the development.
7. No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area(s) is constructed with the 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 Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site.
9. 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
10. The approved landscape 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.

11. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of all means of enclosure to the site. The proposed boundary treatments shall be implemented before the development hereby permitted is first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development.
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. In the interests of Highway Safety.
6. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
7. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
8. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
9. To ensure that the details of the development are acceptable , in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
10. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
11. In the interests of residential amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008)

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is of an acceptable size and design in its setting and would have no undue impacts on the visual appearance of the streetscene or on neighbouring amenity. There are no highway safety implications. The proposal therefore complies with Policies ENV1, ENV2, H7, H16, and T10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and the guidance contained within the National Planning Policy Framework (March 2012).

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

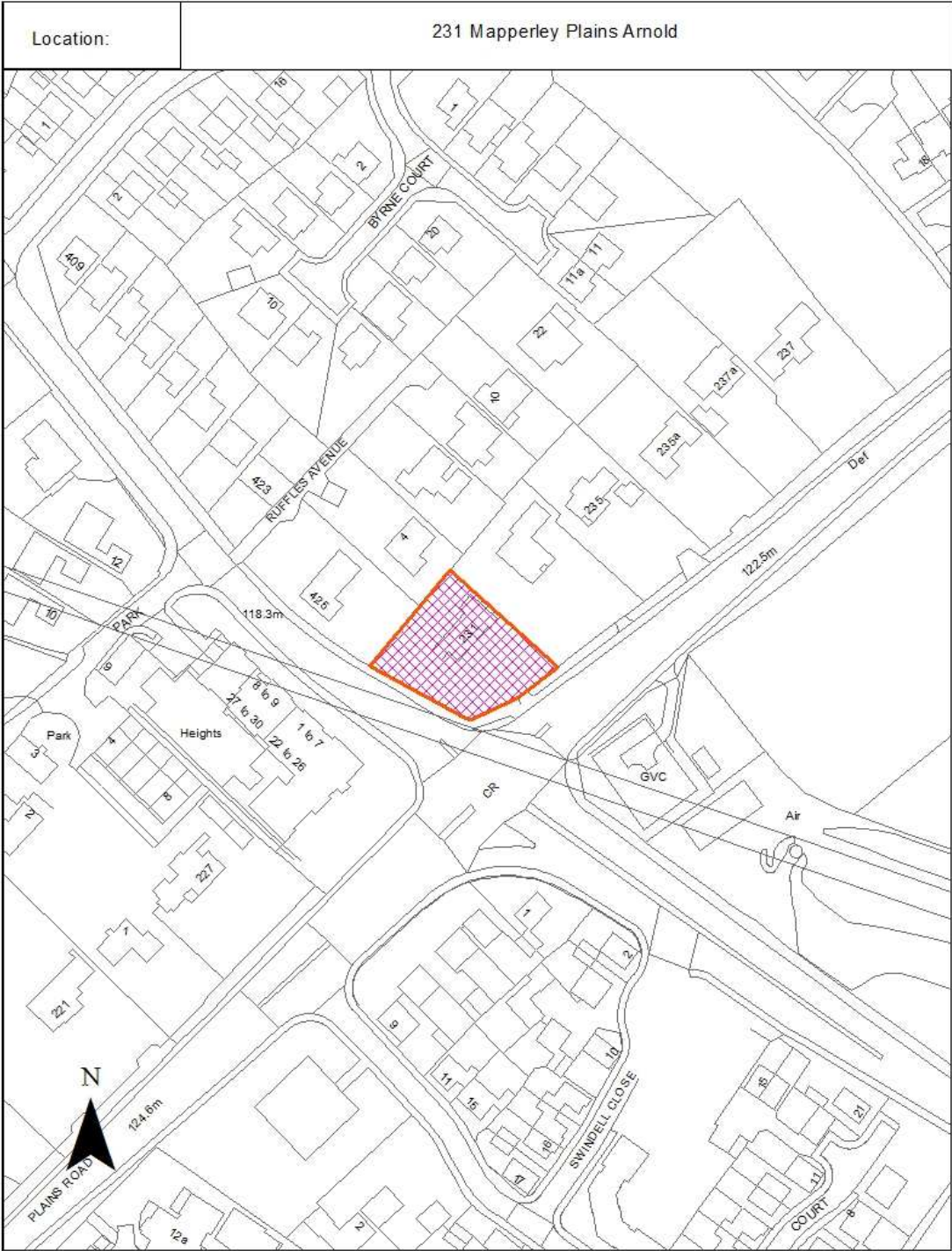
Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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](http://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](http://www.groundstability.com).



Application Number: 2013/1003

Location: 231 Mapperley Plains Arnold Nottinghamshire NG3 5RG



1:1,250

**Gedling** Borough Council NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright. Licence No LA100021248. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

## **Report to Planning Committee**

<b>Application Number:</b>	2013/1003
<b>Location:</b>	231 Mapperley Plains Arnold Nottinghamshire NG3 5RG
<b>Proposal:</b>	Erect two storey house following demolition of existing bungalow.
<b>Applicant:</b>	Mr Azar Yousaf
<b>Agent:</b>	Benson Themuka

This application has been deferred by Planning Committee on the 8<sup>th</sup> of January 2014 to be considered at Planning Committee on 29<sup>th</sup> January 2014.

### **Site Description**

The application site relates to a detached bungalow located within a corner plot between Gedling Road and Mapperley Plains. The site is located within the established urban area of Mapperley. There are mature trees and established hedgerows located along each of the site boundaries. The level of the site falls gently towards the rear boundary. The closest neighbouring properties to the site are 233 Mapperley Plains Road a large detached two storey dwelling located to the north east of the site and 4 Ruffles Avenue, detached bungalow located immediately to the rear of the site.

### **Proposed Development**

The proposal seeks planning permission for a replacement dwelling at the site. The proposed dwelling would be a contemporary design two storey dwelling which would measure 23.2m in width and 8.5m in depth. The roof design would be flat with a maximum height of 6m.

The external finish to the elevations would be of black/grey facing brickwork, white render and coloured trespa panels. The garage flat roof would have a sedum finish and the main roof would have a single ply membrane construction.

The proposed dwelling would be served by the existing vehicular entrance at the site off of Mapperley Plains. Following discussions with the Highway Authority revised plans have been received which show a larger vehicular parking and turning area to serve the proposed dwelling. The vehicular entrance to the site would remain as existing due to the proximity with the traffic light junction on Mapperley Plains.

Revised plans have also been received following discussions with the case officer



relating to a potential overlooking impact on 233 Mapperley plains. These plans show the windows on the north-east facing elevation to be fixed and obscured at a lower level with only the higher level of glazing (over 1.7m from floor level) to be clear and openable.

## **Consultations**

Nottinghamshire Wildlife Trust – No objection comments that the applicants should be made aware of their legal obligations should bats be found during demolition or constructions.

Highways – Initial concerns raised dimensions of the car parking spaces, turning area and garage dimensions. Following the receipt of revised plans there is no objection to the proposal.

Senior Forestry Officer – I do not believe that the trees will be affected by this proposal as long as the method statement and protection measures included within it are strictly adhered to.

Gedling Borough Council (Scientific Officer) – No objections.

Severn Trent – No objection subject to the attachment of a condition requiring the submission of drainage plans.

Urban Design Consultant – No objection, comments good to see some contemporary architecture that I think will suit this corner site. Also comments that there should be soft landscaping blended in with the fencing along the boundary to act as a screen and add to security at the site.

Neighbours - Neighbouring properties have been consulted via letter. The application has also been advertised on site. There has been one written representation received as a result which objects to the proposal on the following grounds;

The scale of the proposed dwelling is much larger than the existing bungalow at the site.

The design of the proposed dwelling does not accord with planning policy guidance or the history of the area and would not have an acceptable relationship with the street scene.

The application drawings do not show the large glazed conservatory facing 231 Mapperley Plains and the comments in regard to the number of first floor windows serving 233 Mapperley plains are incorrect.

The proposed vehicular entrance and parking area are not suitable to serve the new dwelling and would cause Highway safety issues.

The proposal would result in an overlooking impact on our property, objection to there being access to the flat roof over the garage and the side window serving the garage.

Concerns over the potential floodlighting at the site and positioning of

mechanical apparatus to serve the dwelling on the flat roofs.  
Concerns raised over the further removal of the existing soft landscaping along the boundaries of the site and the impact of this on the character of the street scene.

### **Planning Considerations**

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

At the national level the National Planning Policy Framework (March 2012) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development.

Indeed paragraph 60 of the NPPF states;

‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.’

Paragraph 63 also comments on the design of new development onto states;

‘In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.’

The main local planning policy for this application comes from Policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Policy ENV1 (Development Criteria) states;

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

- a. it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- b. it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated;
- c. development proposals are to include adequate provisions for the safe and

convenient access and circulation of pedestrians and vehicles. In this regard, particular attention will be paid to the needs of disabled people, cyclists, pedestrians and people with young children;

- d. it incorporates crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, defensible space and well considered layouts and landscaping;
- e. it does not prejudice the comprehensive development of a development site, and
- f. it incorporates best practice in the protection and management of water resources.'

Policy H7 (Residential Development on Unidentified Sites Within the Urban Area and the Defined Village Envelopes) states that;

Planning permission will be granted for residential development, including conversions and the change of use of buildings to residential use within the urban area and the defined village envelopes provided:

- a. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- b. it would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area; and
- c. it is not contrary to other policies contained in this Local Plan.

Policy H16 (Design of Residential Development) states that-

Planning permission will be granted for new residential development if the following design criteria are met:

- a. dwellings should be sited and designed to relate to each other and to the roads, footpaths and open spaces in the surrounding layout;
- b. residential development should be laid out and designed in such a way as to reduce the risk of crime;
- c. the proposals are of a high standard of design which has regard to the surroundings and does not adversely affect the area by reason of their scale, bulk, form, layout or materials;
- d. dwellings should conserve energy and use it efficiently.

In considering the impact on the character and appearance of the site and wider street scene, I am mindful that there are not any other examples of contemporary architecture within the immediate street scene. However, I am also mindful there is a

range in size and design to the dwellings within the immediate locality. I also note that the Urban Design consultant does not raise any objection to the proposal and indeed praises the contemporary appearance of the dwelling. In taking into account the advice contained within paragraphs 60 and 63 of the NPPF, which advises that the planning system should not stifle innovative or original design, I am of the opinion that whilst the contemporary external finish would not match the more traditional design of the wider area, I consider the design of the proposed development to be of a high quality and due weight in determining the application should be attached accordingly.

I am also mindful that the maximum height of the proposed dwelling would be set no higher than 6m and the existing substantial soft landscaping along the boundaries of the site are proposed to be retained and I consider that the proposed development would not be unduly prominent within the street scene. I am also satisfied that whilst the proposed dwelling would be considerably larger in floor area than the existing bungalow, the application site is capable of accommodating the proposed development without appearing cramped or over intensive. As such, I consider the proposal would not result in any material impact on the character and appearance of the site or wider area.

With regard to the impact on neighbouring properties, I am of the opinion that the revised plans showing the omission of the glazed doors and large window on the side elevation facing 233 Mapperley Plains and the inclusion of smaller windows with obscure and fixed glazing at the lower part of the windows to overcome the potential overlooking issue on this property. I am mindful that the built form of the proposed dwelling would not be positioned any closer to the shared boundary with the neighbouring property than the existing dwelling and that the main bulk of the proposed dwelling would be located off of this boundary. I therefore consider that the proposal would not result in any material overbearing or overshadowing impact on neighbouring residential amenity.

I note the windows on the rear elevation at first floor level however in taking account of the position of these windows in relation to the neighbouring properties to the rear of the site and the established soft landscaping along the rear boundary of the site, I consider that the proposal would not result in any material impact on neighbouring residential amenity on the properties to the rear of the site.

In considering the impact on Highway safety, I note that the Highway Authority raise no objection to the revised scheme showing the larger parking and turning area and while I am mindful of the proximity to the traffic light junction, I am of the opinion that the proposal would not result in any material impact on highway safety over the existing situation at the site. I am also satisfied that the proposal would include an adequate level of off street parking amenity in accordance with the aims of the adopted Parking Provision for Residential Development SPD which requires 2 No. off street parking spaces for dwellings with 4 or more bedrooms.

I note the concerns from the neighbour in relation to the positioning of mechanical apparatus on the flat roof of the proposed dwelling, however I am mindful that there is no such development included within the application and with the exception of solar PV panels fitted flush to the roof, the future positioning of equipment on the flat

roof would require a further grant of planning permission. Therefore I am of the opinion that this issue does not constitute a material planning issue within this application.

I also note the concerns over the potential for future floodlighting to serve the proposed dwelling, however I am mindful that externally mounted security lighting could be erected to the existing dwelling at the site and should any such development result in a significant impact on neighbouring amenity this would be controlled by the statutory nuisance legislation. I therefore consider that this issue does not constitute a material planning issue in this instance.

Given the above, I am satisfied that the proposal accords with the aims of the NPPF and Policies ENV1, H7 and H16 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008) and I therefore recommend that planning permission be granted.

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

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission relates to the approved plans Ref. 1507.01.20 Rev A, 1507.01.21 Rev A, Ref. 1507.01.22 Rev A, 1507.01.30 Rev A, 1507.01.31 Rev A, 1507.01.32 Rev A, 1507.01.40 Rev A, 1507.01.41 Rev A, 1507.01.34 Rev A, 1507.01.42 Rev A, 1507.01.43 Rev A, and the revised side elevation plan Ref. 1507.01.33 Rev A showing the partially obscure glazed windows as well as the revised proposed site plans 1507.01.10 Rev B and 1507.01.11 Rev B showing the amended parking space and turning area.
3. Before development is commenced there shall be submitted and approved by the Borough Council precise details of all construction materials, including construction material details of the raised terrace areas. Once approved the development shall be carried out in accordance with the approved materials.
4. Before development is commenced there shall be submitted 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.
5. 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.

6. Before development is commenced there shall be submitted and approved by the Borough Council details of the means of enclosure of the site. Thereafter the approved means of enclosure shall be erected before the dwelling is first occupied.
7. No works permitted under Class A, B or C of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
8. The tree protection measures as detailed within the submitted tree survey shall be in place prior to the commencement of development at the site (including demolition and site clearance) and shall remain for entire construction phase of the development hereby approved.
9. Notwithstanding the approved plans, there shall be no access to the garage flat roof from the first floor of the proposed dwelling.

### **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. 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).
6. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain

Saved Policies 2008).

7. In order to protect the residential amenity of the site and adjoining dwellings, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
8. To ensure a satisfactory development, in accordance with the aims of Policies ENV1 and ENV37 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
9. In order to protect the amenity of neighbouring properties in accordance with the aims of Policy ENV1 Gedling Borough 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 street scene. The proposal would also not result in any material impact on highway safety at the site. The proposal therefore accords with the aims of NPPF and Policies ENV1, 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](http://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](http://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

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## Report to Planning Committee

**Application Number:** 2012/0799

**Location:** Orchard Farm, 216 Catfoot Lane, Lambley

**Development:** Demolition of dwelling and outbuildings and proposed development of a Crematorium building with memorial woodland, landscaping, nature conservation enhancement works and associated matters.

Planning permission for the above development was refused on 17th May, 2013 on the following grounds (in précis):

1. In the opinion of the Borough Council the proposed development would not fall within the categories of appropriate development within the Green Belt and the Borough Council does not consider that the very special circumstances by reason of need put forward by the applicant to justify the proposal would outweigh the harm to the Green Belt, due to the impact on openness and the harm caused to the purpose of safeguarding the countryside from encroachment.
2. In the opinion of the Borough Council, the proposed development would not maintain the openness of the Green Belt by reason of its scale, appearance and associated hard surfaced areas and would conflict with the purpose of assisting in safeguarding the countryside from encroachment.
3. In the opinion of the Borough Council and the Nottinghamshire County Council, the proposed development would have a moderate adverse visual impact and moderate adverse effect on the Landscape Character Area and the Mature Landscape Area by introducing buildings and a fundamentally diverse landscape into an area of high landscape sensitivity, derived from its simplicity and openness.

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

### **Recommendation:**

That the information be noted.

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## Report to Planning Committee

**Application Number:** 2013/1000

**Location:** Land to rear of 15-19 Kighill Lane, Ravenshead

**Development:** Outline application to provide 15 No 2 bedroom retirement bungalows.

Planning permission for the above development was refused on 22nd November, 2013 on the grounds that in the opinion of the Borough Council the proposed development would constitute inappropriate development in the Green Belt, and in the absence of very special circumstances the proposed development would be harmful to the Green Belt.

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

### **Recommendation:**

That the information be noted.

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## Report to Planning Committee

**Application Number:** 2013/1006

**Location:** Parker House Nursing Home, 6 Albemarle Road

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

Planning permission for the above development was refused on 25th November, 2013 on the grounds that 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 Old Woodthorpe Special Character Area.

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

### **Recommendation:**

That the information be noted.

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## Report to Planning Committee

**Title** Future Planning Applications

**Date** 29 January 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.

<b>App No</b>	<b>Address</b>	<b>Proposal</b>	<b>Possible Date</b>
2013/1317	The Hollies, Sheepwalk Lane, Ravenshead	Residential Development	19.2.14
2013/0836	Land Cornwater Fields Longdale Lane Ravenshead	Residential Development	19.2.14
2013/1406	Land North of Papplewick Lane, Linby	Residential Development	12.3.14

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:**

That the information be noted.

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## **ACTION SHEET PLANNING DELEGATION PANEL 20th December 2013**

2009/0480

BP Garage 68 Westdale Lane East Gedling

1 No. internally illuminated double sided pole mounted display unit.

The sign would have no adverse impact on the surrounding area

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

Decision to be issued following completion of paperwork.

2013/1289

Willowbrook Club 13 Main Road Gedling

Single storey extension to form kitchen, beer cellar and storage, including roof mounted plant and equipment and extract system

The proposed development no longer includes the roof mounted plant unit. The extension would have no adverse impact on the surrounding area.

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

Decision to be issued following completion of paperwork.

**JC 20th December 2013**

## **ACTION SHEET PLANNING DELEGATION PANEL 3rd January 2014**

2013/1331

St Peters Church Sheepwalk Lane Ravenshead  
New replacement church hall and associated facilities

The proposed development would have no undue impact on the appearance of the Ravenshead Special Character Area, the residential amenity of adjacent properties or highway safety.

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision.

**SS**

2013/1351

Culag Newstead Abbey Park Nottingham  
Thermal overcladding and accessible access lobby to Culag Newstead Abbey Park

The proposed development would have no undue impact on the Green Belt, the residential amenity of adjacent properties or on the appearance of the site.

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

Decision to be issued.

Parish to be notified of decision.

**SS**

2013/1359

204 Oakdale Road Carlton Nottingham  
Proposed two storey extension to side and rear of property including internal alterations

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

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

Decision to be issued following completion of paperwork.

2013/1405  
Land Adj To 208 Longdale Lane Ravenshead Nottinghamshire  
Construction of one detached dwelling

The proposed development would be contrary to Green Belt policy.

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision.

**SS**

**NM**  
**3rd January 2014**

**ACTION SHEET PLANNING DELEGATION PANEL 10th January 2014**

2013/1188

171 Gedling Road Arnold Nottingham

Mixed use of the site for residential purposes and as a boarding cattery, including erection of 5 cat pens/runs and widening of vehicle access by 0.6m

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

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

Decision to be issued following completion of paperwork.

2013/1388

Homestead Day Nursery 9 Mews Lane Calverton

Single storey extension to nursery

The proposed extension would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

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

Decision to be issued following completion of paperwork.

2013/1423

94 Station Road Carlton Nottinghamshire

Installation of one dormer window and two velux rooflights in front roof slope.

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

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

Decision to be issued following completion of paperwork.

2013/1379

Lodge Farm Calverton Nottingham

Internal alterations and conversion of outbuildings to provide ancillary accommodation

The proposed development would have no undue impact on the Green Belt, the residential amenity of adjacent properties, the character and appearance of the site or highway safety

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

Decision to be issued following completion of paperwork.

2013/1380

Lodge Farm Calverton Nottingham

Internal alterations and conversion of outbuildings to provide ancillary accommodation

The proposed development would have no undue impact on the character and appearance of the Listed Building.

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

Decision to be issued following completion of paperwork.

2013/1390

6 Buckland Drive Woodborough Nottingham

Demolition of existing garage and carport and erection of two-storey extension to create under-croft parking ground floor entrance hall utility and playroom with first floor en-suite to existing master bedroom and additional en-suite guest bedroom

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

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

Decision to be issued following completion of paperwork.

2013/1407

10 Marshall Hill Drive Mapperley Nottinghamshire

Two storey extension to dwelling.

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety

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

Decision to be issued following completion of paperwork.

**13th January 2014**

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