



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

Agenda

Planning Committee

Date: **Wednesday 2 April 2014**

Time: **6.00 pm**

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

For any further information please contact:

Lyndsey Parnell

Members' Services Officer

0115 901 3910

Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Barbara Miller

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

AGENDA

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- 1 Apologies for Absence.**
- 2 To approve, as a correct record, the minutes of the meeting held on 12 March 2014.** 1 - 8
- Planning Committee Protocol.**
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MINUTES PLANNING COMMITTEE

Wednesday 12 March 2014

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Cheryl Hewlett
 Councillor Pauline Allan Councillor Sarah Hewson
 Councillor Roy Allan Councillor Jenny Hollingsworth
 Councillor Peter Barnes Councillor Mike Hope
 Councillor Denis Beeston MBE Councillor Meredith Lawrence
 Councillor Alan Bexon Councillor Marje Paling
 Councillor John Boot Councillor Suzanne Prew-Smith
 Councillor Bob Collis

Absent: Councillor Chris Barnfather, Councillor Andrew
 Ellwood and Councillor Colin Powell

Officers in Attendance: D Blasdale, P Baguley, N Morley and L Parnell

130 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Barnfather, Ellwood and Powell.

131 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 29 JANUARY 2014.

RESOLVED:

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

132 DECLARATION OF INTERESTS

All Councillors declared an interest in Application number 2013/1528 as Members of Gedling Borough Council.

133 AUTHORITY MONITORING REPORT 2012/13 AND FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT 2013

The Service Manager, Planning and Economic Development, presented a report, which had been circulated prior to the meeting, informing Members of the Gedling Borough Authority Monitoring Report April 2012 – March 2013 and Gedling Borough's Five Year Housing Land Supply Assessment 2013.

Members asked that officers be congratulated on their work.

RESOLVED:

To note the report.

134 APPLICATION NO. 2013/1535- ARNOLD DAIRIES, 48 CROSS STREET, ARNOLD, NOTTINGHAMSHIRE

Demolition of existing buildings and construction of five terraced dwellings.

Mr Brown, a local resident, spoke against the proposal.

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

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved plan (Drawing no. 11017-10A, 11B and 14B).
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a sample of the materials to be used in the external elevations of the proposed dwellings. The development shall be constructed in accordance with the approved details.
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. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The means of enclosure shall be erected in accordance with the approved details prior to the dwelling being first occupied.

6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of any surfacing of the unbuilt on portions of the site. The surfacing of the unbuilt portions of the site shall be carried out in accordance with the approved details prior to the dwellings hereby being is first occupied.
7. Prior to the commencement of development details of a Protected Species Survey shall submitted to and approved in writing by the Borough Council. Any mitigation measures shall be carried out in accordance with the approved details within a timescale to be agreed with the Borough Council.
8. No works permitted under Class A, B, C, D or E 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.
9. The 4 car parking spaces to be provided shall be laid out as shown on drawing number 11017-11B and none of the car parking spaces shall be allocated to a particular unit of the development, but each car parking space shall be provided so that any resident of the development and their visitors can use any car parking space.
10. Prior to the commencement of development precise details of the access drives shall be submitted and approved in writing by the Borough Council. The access drives shall have a gradient of 1:20.

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

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6. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough replacement Local Plan (Certain Policies Saved) 2008.
8. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
9. To ensure that the car parking spaces are used as efficiently as possible, so as to reduce the need for on-street car parking in the area and to assist highway safety.
10. In the interest of Highway and Pedestrian Safety.

Reasons for Decision

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

Notes to Applicant

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 undertaken negotiations during the consideration of the application to address concerns identified by officers in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and

proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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

135 APPLICATION NO. 2013/1528- GARAGE SITE, RUTLAND ROAD, GEDLING, NOTTINGHAMSHIRE

Supported Housing Development of five one bed houses and one wheelchair user bungalow with associated landscaping.

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 18th December 2013 drawing no's 2175/P101, 2175/P201, 2175/P300, and 2175/P200C and the revised proposed site plan received on 19th February 2014 drawing no: 2175/P102G.
3. 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 maintained in such hard bound material for the life of the development.
4. 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 Borough Council. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

5. No part of the development hereby permitted shall be brought into use until the parking areas are provided in accordance with the approved plan drawing no: 2175/P102G. The parking and turning areas shall not be used for any purpose other than the parking and turning of vehicles.
6. Before development is commenced there shall be submitted to and approved by the Borough Council drainage plans for the proposed means of disposal of surface water and foul sewage. The scheme shall be implemented in accordance with the approved details before the development is first brought into use, unless otherwise prior agreed in writing by the Borough Council.
7. Before development is commenced there shall be submitted to and approved by the Borough Council precise details and samples of all materials to be used in the external construction of the proposed dwellings. Once these details are approved the dwellings shall be built in accordance with these details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
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. 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.
10. The car parking provision shall be provided in accordance with the approved plan received on 19th February 2014 drawing no: 2175/P 102 G showing the layout of the unallocated and allocated car parking spaces to serve the development. The unallocated parking provision shall be retained in this manner for the life of the development unless otherwise 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 reduce the possibility of deleterious material being deposited on the public highway.
4. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
5. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
6. To ensure a satisfactory development in accordance with the aims of Sections 10 and 11 of the National Planning Policy Framework and Policy 1 of the Aligned Core Strategy Submitted Documents.
7. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
9. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
10. In the interests of road safety, in accordance with the aims of The Gedling Borough Council Parking Provision for Residential Developments (Supplementary Planning Document May 2012).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint. The proposal therefore accords with policies H7, H16 and ENV1 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.

Your attention is brought to the attached note to applicant from the Highway Authority.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application and during Pre Application discussions to address adverse impacts identified by officers to address concerns in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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

136 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

137 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

138 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.00 pm

Signed by Chair:
Date:

Agenda Annex

PLANNING COMMITTEE PROTOCOL

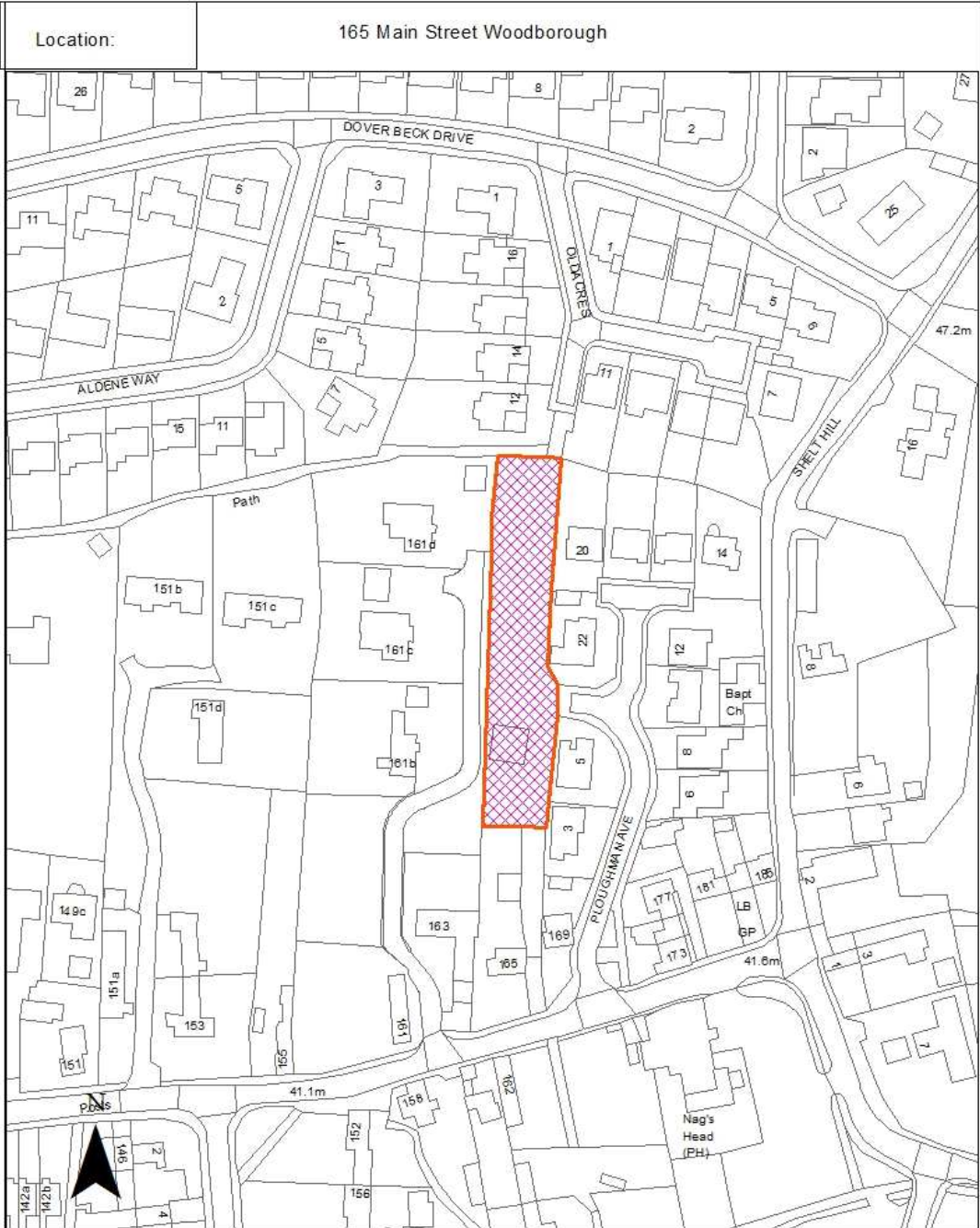
1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is a quasi-judicial body, empowered by the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

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Application Number: 2013/1404

Location: 165 Main Street, Woodborough, Nottinghamshire, NG14 6DD



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number: 2013/1404

Location: 165 Main Street Woodborough Nottingham NG14 6DD

Proposal: Four Dwellings off Ploughman's Avenue, Woodborough.
Application in Outline with All Matters Reserved except for Access.

Applicant:

Agent: Mr George Machin

Site Description

The application site relates to land to the rear of 165, Main Street, Woodborough. The land forms the rear garden area to no. 165. The land is grassed and there are some trees and hedging to the boundaries of the site. Land slopes upwards from the south of the site to the north. There is a private driveway accessed from Main Street running along the western boundary of the site. Properties on Ploughman Avenue adjoin the eastern boundary of the site together with a turning head to Ploughman Avenue adjoining the boundary of the application site. The site is situated within the infill boundary for Woodborough and within the Woodborough Conservation Area. The area is characterised by a mixture of bungalows and two storey properties. There is an existing large barn on the site.

Proposed Development

Outline planning permission is sought for the erection of four dwellings on the site. All matters are reserved for subsequent approval except for the matter relating to the access into the site.

The proposed dwellings are specified to be two three bedroom semi-detached properties and two detached two bedroom bungalows.

Access to the site is proposed via the cul-de-sac at Ploughman Avenue leading to a private drive serving the proposed dwellings.

Two car parking spaces are proposed to be provided to serve each of the proposed dwellings.

A Design and Access Statement has been submitted with the application.

Indicative plans have also been submitted showing a layout of the site and the possible elevations of the dwellings. The parameters relating to the width, depth and maximum height of the dwellings have been stated within the Design and Access Statement and these reflect the details as shown on the submitted indicative layout and elevation plans.

The proposal originally submitted related to the erection of 5 dwellings on the application site. Following negotiations with the Planning Officer in respect to the proposal revised plans were submitted showing the reduction in the proposed number of dwellings to be erected on the site to 4.

Consultations

Woodborough Parish Council – request that consideration is given to the risk of increase surface water run-off from the development. Parking provision of one space for each of the dwellings is inadequate. This could be remedied by the reduction of the development from 5 properties to four.

Environment Agency – the site is not located within an area at risk of flooding. The application form states that there are SUD's for surface water which should mean that there is no increase in flows to any watercourse which has a flooding problem. The Council's drainage section should provide comments in respect to the application as downstream flows could be held back if the drainage was designed properly or grey water recycling installed.

Urban Design and Conservation Consultant – no objections to the revised plans showing the erection of four dwellings on the site.

Nottinghamshire County Council Highways – the access to the site is acceptable however it should be noted that there is a 2 metre ransom strip along the access point. This is the only means of access to the site and would be served by a private drive arrangement. The permission from the owner of the access strip would need to be sought. The access driveway, hard standing, surfacing and drainage materials would be required to comply with the 6 C's highway design guidance which includes details of a bin store and a refuse turning facility.

Severn Trent Water – the development shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Borough Council.

Planning Policy – The site is located within the infill boundary of the village of Woodborough which is washed through by Green Belt. The site falls within the Woodborough Conservation Area.

The following national policies set out in the National Planning Policy Framework (NPPF) are relevant to this planning application:-

NPPF – paragraphs 79 – 92 (Protecting Green Belt land)

NPPF – paragraph 56, 60 and 61 (Requiring Good design)

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy (GBACS) Submission Documents which it considers to be sound and ready for independent examination. The GBACS Submission Documents were submitted to the Planning Inspectorate in June 2013.

Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the GBACS Submission Documents than to previous stages, as it is at an advanced stage of preparation. The level of weight given to each policy will be dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). Relevant policies include:

GBACS Policy 3 (The Green Belt)

GBACS Policy 3 retains the principle of the Nottingham Derby Green Belt and provides guidance for the future review of Green Belt boundaries in subsequent Development Plan Documents. Supporting paragraph 3.3.5 deals with the “infilling” of villages “washed” through by Green Belt. Objections to this GBACS policy concerned the need and scope of the Green Belt review and no objections were made to the “principle” of infilling in paragraph 3.3.5. Overall it is considered that the objections to this policy are not significant in terms of this proposal and that significant weight can be given to GBACS Policy 3 and supporting paragraph 3.3.5.

The following saved policies of the Gedling Borough Replacement Local Plan 2005 are relevant to this planning application:-

ENV1 (Development Criteria)

ENV14 (New Development in a Conservation Area);

ENV26 (Control over Development within the Green Belt);

ENV30 (Development within defined infill boundaries of Green Belt wash over villages); and

H16 (Design of residential development).

Policy ENV1 seeks to ensure that development is of a high standard of design and includes criteria which seek to protect the amenities of the locality, to include adequate provisions for safe and convenient access and to ensure that the development incorporates crime prevention measures. Policy H16 also sets out design criteria for new residential development including on how dwellings should be sited and designed, that design should have regard to the surroundings and that dwellings should conserve energy and use it efficiently.

Policy ENV26 states that planning permission will be granted for appropriate development within Green Belt and that in all cases appropriate development must be located and designed so as not to harm the openness of the Green Belt. Gedling Borough Replacement Local Plan paragraph 1.62 states there is a presumption against inappropriate development which is harmful to the Green Belt unless there are very special circumstances, for example, development which is in the national interest.

ENV30 (Development within defined infill boundaries of Green Belt wash villages) states that within the defined infill boundaries, planning permission will be granted for:

- a. Infill development of small gaps in the built-up frontage; and
- b. Extensions to buildings.

Permission for these will be granted provided that neighbouring residential amenity or appearance of the village is not adversely affected.

Paragraph 1.68 of the Gedling Borough replacement Local Plan defines infilling as the development of a small gap in the existing built up frontage, it will consist of one or two dwellings, and not all cases will be appropriate. Furthermore paragraph 1.68 goes on to state that it is also important to consider the general appearance of the village and street scene and how open spaces and gaps in the frontage add to that appearance.

ENV15 (New Development in a Conservation Area) sets out the criteria that new development within Conservation Areas must meet to ensure that any new development is in keeping with the designation.

The main planning considerations are firstly, Green Belt policies and the potential impact of the proposed development on the Green Belt and secondly the potential impact of the proposal on the character and appearance of the Woodborough Conservation Area. The need for the proposed development to be sustainable and meet high standards of design (ENV1) is also a consideration but is largely a matter for Development Management to consider within the context of national and local planning policy set out below.

Under the terms of Policy ENV30, the proposed development cannot be considered to be an infill plot as it is not a small gap in a built up frontage and would be inappropriate development in Green Belt and by definition harmful to its openness. However, it is necessary to take into account the recently published National Planning Policy Framework (March 2012) and the emerging GBACS Submission Documents.

The National Planning Policy Framework at paragraph 86 confirms that if it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the Green Belt, the village should be included in the Green Belt. Paragraph 89 refers to limited infilling within villages as being appropriate development in Green Belt but does not define what constitutes limited infilling.

The emerging GBACS includes Policy 3 which confirms the principle of the Nottingham Green Belt but provides for future reviews of Green Belt boundaries in order to meet future development need. Paragraph 3.3.5 is of relevance in that it refers to infilling in stating that:

The Green belt washes over many villages within the Aligned Core Strategies area. Whilst, new building is inappropriate in the Green Belt where settlements are "washed" over, infilling can be accommodated within a defined infill boundary of the

village. These “infill” boundaries identify the area within which there is an opportunity for such development without detrimental impact upon the openness of the Green Belt and are therefore tightly drawn around the villages where small gaps for infill may be found”.

Significantly this paragraph unlike Policy ENV30, does not include any qualification that infill development should be limited to the infilling of small gaps in a built up frontage.

The proposal relates to a small plot of land located to the rear of 165 Main Street. It is understood that the land is currently garden. The site is surrounded on all sides by existing residential development. There are no or very limited views into the site from the surrounding area.

The proposal needs to be assessed against the policies of the adopted Gedling Borough Replacement Local Plan but weight must also be given to the emerging GBACS submission documents. The proposal does not accord with the definition of infill in Policy ENV30 but may conform to the GBACS Submission Documents. Given this and the conclusion that there are no or very limited views into the site from the surrounding area suggests that a pragmatic approach should be taken in the light of the particular circumstances of this proposal. On this basis, Planning Policy is minded not to object on policy grounds to this proposal.

The NPPF attaches great importance to achieving good design which is considered integral to sustainable development. Paragraphs 60 – 61 advise that planning policies and decisions should not attempt to impose architectural styles or particular tastes and not stifle innovation. However, it is important to promote local distinctiveness. Planning policies should address the connections between people and places and integrate new development with the natural, built and historic environment.

Turning to the potential impact of the proposed development on the Woodborough Conservation Area, NPPF paragraph 137 advises that local planning authorities to look for opportunities for new development to enhance conservation areas. Policy ENV15 seeks to ensure that the siting and design of the proposed development respects the character and appearance of the Woodborough Conservation Area. This assessment will need to take into account existing features such as open spaces and trees which are of particular relevance in this particular case and the Borough Council’s Design Officer should be specifically consulted on this aspect.

In conclusion Planning Policy does not wish to object to the proposed development subject to the views of Gedling Borough Council’s Design Officer and that Development Management are satisfied that the proposal accords with policies ENV1, 15 and H16.

Nottinghamshire Building Preservation Trust – the proposal results in an overdevelopment of the site. Bungalow 2 is at the centre of the car park and traffic activity and should be omitted. Bungalow 1 and the proposed houses are of an acceptable design.

Car Parks and Engineering Officer – whilst the site is not located within an area at risk of flooding, the principal route of access, Main Street, has a history of flooding and the proposed properties may contribute to an additional burden being placed upon emergency services in the event of a prolonged flooding event.

Nottinghamshire County Council Archaeological Advice - due to the archaeological interest in the site if planning permission is granted this should be conditional upon two things. Firstly a scheme of treatment shall be submitted for approval and secondly the scheme shall be implemented to the Councils satisfaction.

Local residents have been notified by letter and the application has been advertised on site and in the local press – I have received 19 letters/e-mails in total of representation as a result. The contents of the responses received in respect to the initial consultation on the application raised the following concerns:

The land slopes significantly from north to south and therefore sections should have been submitted as part of the application.

Loss of privacy.

The scale and height of the properties results in an overbearing and overshadowing impacts.

Light pollution.

The properties are too close to existing properties.

The properties will dominate and overlook neighbouring properties.

The proposal is over intensive and out of character with the area.

Loss of open space.

The proposal is not in keeping with the Conservation Area.

There is little amenity space serving the dwellings which is not in keeping with the area.

Loss of trees and flora. The application states that there are no trees on the site which is incorrect. The hedge should be conditioned, if permission is granted, to be retained.

Impact on wildlife.

The proposal contravenes the garden grabbing policy.

Increase in traffic using Ploughman Avenue.

Increased parking on Ploughman Avenue leading to access being restricted.

Highway safety issues.

The access should be from Main Street or to the other side of the site from the existing private drive.

There are too few car parking spaces to serve the proposal.

Visibility is poor when exiting Ploughman Avenue onto Main Street.

Flooding issues.

The use of septic tanks is unacceptable and will cause odours in the neighbourhood.

The application forms state that the site cannot be seen from a public road which is incorrect as the site can be seen from Ploughman Avenue.

The private driveway is too close to neighbouring properties resulting in an overlooking impact from cars and lights from cars will shine into neighbouring properties.

Noise pollution.

Detrimental effect on the environment and the lives on neighbouring residents.

The development does not result in a positive contribution to the area.
The proposals do not accord with the aims of the NPPF.
Land instability issues.
No discussions have taken place between neighbouring residents and the owners/architects.
There is an existing building on the site which is possibly constructed of asbestos and therefore the building would need to be safely and securely removed from the site.
There is a lack of information in order to assess the proposal fully.
It is recognised that the site could be developed but the proposal put forward is unacceptable.

Further comments were received in respect to the consultation period in regard to the submission of revised plans. These responses reiterated the comments above and raised the following additional concerns:

The plans have been revised however all the other documentation has not been updated to reflect the changes.
The reduction in the number of dwellings is welcomed. However it would be more welcomed if there was a reduction in the number of dwellings to three.
Will residents be notified of any subsequent applications on the site.

Planning Considerations

The following national policies set out in the National Planning Policy Framework (NPPF) are relevant to this planning application:-

NPPF – paragraphs 79 – 92 (Protecting Green Belt land)
NPPF – paragraph 56, 60 and 61 (Requiring Good design)

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

ENV1 (Development Criteria)
ENV15 (New Development in a Conservation Area);
ENV26 (Control over Development within the Green Belt);
ENV30 (Development within defined infill boundaries of Green Belt wash over villages);
H16 (Design of residential development); and

The emerging Publication Version Aligned Core Strategy for Gedling Borough includes is also a material consideration and includes Policies 8 (Housing Size, Mix and Choice) and 10 (Design and Enhancing Local Identity) which are of relevance to the proposal. Policy 3 (Green Belts) is also of particular relevance and confirms the principle of the Nottingham Green Belt but provides for future reviews of Green Belt boundaries in order to meet future development need. Paragraph 3.3.5 is of relevance in that it refers to infilling and states;

“The Green belt washes over many villages within the Aligned Core Strategies area. Whilst, new building is inappropriate in the Green Belt where settlements are

“washed” over infilling can be accommodated within a defined infill boundary of the village. These “infill” boundaries identify the area within which there is an opportunity for such development without detrimental impact upon the openness of the Green Belt and are therefore tightly drawn around the villages where small gaps for infill may be found”.

Significantly this paragraph, unlike Policy ENV30, does not include any qualification that infill development should be limited to the infilling of small gaps in a built up frontage.

Taking into account the above Planning Policy documents and policies I consider that the main considerations in relation to the determination of this application relate to whether:-

- The development is acceptable in principle;
- There would be any adverse impact on highway safety;
- The proposal would have any adverse impact on the Conservation Area and the character and appearance of the area;
- There would be any adverse impact on neighbouring properties;

Given the comments raised by local residents and the Parish Council in relation to flooding, consideration does need to be given to any potential increase in surface water runoff and the likelihood of the development contributing to flooding in the area.

Principle of Development

Due to the application site's location within the infill boundary of Woodborough, Policy ENV30 of the Replacement Local Plan is relevant in determining whether the principle of the residential development of the site is acceptable. The overarching aim of Policy ENV30 echoes that of paragraphs 79 – 92 of the NPPF and Policy 3 of the Publication Version Aligned Core Strategy in that only appropriate development within the Green Belt will be considered acceptable and that the protection of the openness of the Green Belt is of paramount importance. As with the NPPF and the Aligned Core Strategy, Policy ENV30 of the Replacement Local Plan qualifies infill development within Infill Boundaries of Green Belt washed villages as appropriate development within the Green Belt, albeit with tighter criteria, in that residential development should be within the existing built up frontages and consist of 1 or 2 dwellings. However the overarching aim is that development that should not prejudice the openness of the Green Belt.

In considering the impact on the openness of the Green Belt I have considered:

the location of the application site in a central location within the village boundary,

that views of the proposed development from most positions along Main Street would be limited, as the existing properties would screen the majority of the development; and

Given the above, I am of the opinion that the development would not result in any detrimental impact on the openness of the Green Belt at this location given that the site is surrounded by existing residential development. As such I consider that whilst the development would not strictly comply with the criteria within Policy ENV30, the proposal would accord with the overarching aims of Policy ENV30 as well as paragraphs 79 – 92 of the NPPF and Policy 3 of the Publication Version Aligned Core Strategy.

I am satisfied, given the reduction in the number of proposed dwellings on the site, from five to four, the development will not result in an over intensive use of the site.

In my opinion the proposed development of the site as shown on the indicative layout results in a good balance in terms of the built form on the site, amenity areas, access into the site and parking areas.

Highway Safety and Residential Parking Issues

I note that the Highway Authority has raised no objections to the proposed access into the site. I note that the Highway Authority has stated that there is a ransom strip across the proposed access into the site. This matter would be a private matter between the parties concerned and not a matter in which the Borough Council would have any involvement.

I also note that the Highway Authority has stated that no objections in principle would be raised in respect to the width of the access driveway, details of the hard standing, surfacing and drainage details, providing that these all comply with the relevant highway design guidance. I would advise that as this is an outline application only with all matters excluding the access into the site being considered at a later stage, all matters relating to the surfacing of the site, drainage details, parking provision would be dealt with under a reserved matters application.

I note however that an indicative layout of the site has been submitted which shows that an adequate shared driveway and parking provision to serve four properties could be accommodated within then site.

I note that neighbouring residents have raised concerns in respect to the visibility for cars exiting Ploughman Avenue onto Main Street and would advise that the Highway Authority has raised no objections to the proposal on this basis. I am therefore satisfied that there are no highway safety implications arising from the increased usage of Ploughman Avenue as a result of the proposed development.

I also note that residents have queried why the access to the site is shown to be from Ploughman Avenue. I would advise that these details were put forward by the applicant's agent and therefore the Borough Council are assessing the proposal on the basis of the information submitted.

Conservation and Design Issues

I appreciate that all matters relating to the design, layout and scale of the proposed dwellings have been reserved for subsequent approval at a reserved matters stage.

However I also note that parameters have been specified relating to the scale of the proposed dwellings. I am satisfied that these parameters are acceptable in terms of the massing and bulk of the proposed dwellings and am satisfied that the proposed dwellings would result in no undue impact on the Conservation Area or the wider area in general.

The submission of the indicative elevations of the proposed dwellings also demonstrates that the proposed development of the site, with the parameters given, will result in an acceptable development within the Conservation Area resulting in no detrimental impact on the site or wider area.

In respect to the precise design of the dwellings, this would be subject to a reserved matters application as the matter relating to the appearance of the dwellings has been reserved for subsequent approval. I am satisfied therefore that an acceptable design could be achieved in order for the development of the site to reflect the character of the Conservation Area. The indicative elevations of the dwellings, whilst not forming part of this outline application, show that the dwellings could be adequately designed in terms of appearance to reflect the character of the area.

I note the recommended condition from the Nottinghamshire County Council Archaeology department in the relation to a scheme of treatment and I consider it appropriate to attach such a condition to any grant of consent taking account of the historical context the application site's location.

Impact on Neighbouring Properties

I am satisfied, providing careful consideration is given to the design of the proposed dwellings and their precise positioning on the site, that the proposed development of the site will result in no undue impact on neighbouring properties in terms of any potential overbearing or overshadowing impact.

I am also satisfied, providing that consideration is given to the location of windows serving the proposed dwellings, that any undue overlooking impact onto neighbouring dwellings can be avoided and therefore privacy to all properties can be adequately safeguarded.

I note that neighbouring residents have raised concerns in respect to the proposed proximity of the dwellings to the boundaries of the site, the boundary treatments and the misleading information relating to the existing trees and hedges on the site. I am satisfied that the proposed dwellings could be satisfactorily sited in order to achieve an acceptable relationship with neighbouring properties.

The applicant's agent during the processing of the application has confirmed that there are trees and hedges on the site and the hedging is proposed to be retained. I am satisfied that the retention of this hedge will not only provide a means of enclosure of the site but will also retain the character of the area and will soften the appearance of any development of the site.

Whilst some means of enclosure at the site will be retained in the form of the existing hedgerow I consider that a condition should be attached to any grant of planning

permission requiring the submission and approval of details relating to the means of enclosure of the site. This will enable the detailed assessment of the means of enclosure of the site in order for privacy to be retained to existing neighbouring properties and between the proposed properties.

As the application is an outline application no details have been submitted relating to the existing and proposed levels of the site. I would suggest however that should planning permission be granted a condition is attached requesting the submission of these details in order for these details to be fully assessed at a reserved matter stage.

Trees and Wildlife

I note that the trees on the site are proposed to be removed and am satisfied given the species of the trees and the fact that they are not prominent and do not significantly add to the appearance of the area, the loss of these trees will not be detrimental to the character of the area.

I note the concerns of neighbouring residents regarding the impact of the development on wildlife. I am satisfied given that the site is mainly grassland, there will be no undue impact on protected species.

Flooding Issues

I note the concerns of the Parish Council and neighbouring residents in respect to flooding issues associated with the development of the site.

I would advise that the area does not fall within an area at risk of flooding. However given the concerns being raised in respect to the application the advice of the Environment Agency and the Borough Council's Car Parks and Engineering Officer has been sought in respect to flooding issues.

The Environment Agency advise that as the details submitted with the application show the use of SUD's for the disposal of surface water there should not be an increase in flooding in the area.

The Borough Council's Engineering Officer has advised that whilst the application site is not at risk of flooding the principal route of access, Main Street, does have a history of flooding and therefore the development of the application site may contribute to an additional burden being placed upon emergency services in the event of a prolonged flooding event.

I therefore consider that should planning permission be granted a condition is attached requesting the submission of a drainage statement which outlines the measures that would be put in place in order to deal with surface water and how the development of the site will ensure that there is no increase in flood risk to the site, neighbouring properties and Main Street, the principal access to the site.

I am satisfied therefore that with the attachment of this condition flooding issues potentially affecting Woodborough as a result of the development of the site can be satisfactorily addressed.

Other Issues

I note that the use of septic tanks is proposed on the site and would advise that Severn Trent Water has requested details of how foul sewage and surface water would be disposed of. This matter, in terms of the use of a septic tank, would be assessed by condition.

Should the use of a septic tank be acceptable, this matter would also be assessed under building regulations legislation.

Should septic tanks be used at the site and unpleasant smells emanate from these this matter would be investigated by the Borough Council's Environmental Health Officer under separate legislation.

Queries raised in respect to the stability of the land within the application site would be dealt with under building regulations legislation.

In respect to the existing barn at the site I would advise that owing to the volume of the building this would require Conservation Area Consent to demolish the building. An application has not been submitted to date for this aspect and therefore a note would be attached to any grant of planning permission for this outline application advising the applicant of the need to submit a further application for the demolition of the barn. A note would also need to be attached to the application advising the applicant to contact the Health and Safety Executive in case the building does contain asbestos.

I am satisfied that the details submitted are adequate in order for the proposal to be fully assessed at this outline stage. I appreciate that the description of the application referred to the erection of five dwellings on the site when re-consultation letters were sent to neighbouring residents advising them of the submission of revised plans relating to the erection of four dwellings on the site. This matter has been rectified and the description of the application has been amended to accord with the revised plans.

Whilst the applicant may not have spoken directly to neighbouring residents in regard to the application, the Borough Council has notified neighbouring residents and statutory consultees in accordance with planning legislation.

Should planning permission be granted at this outline stage and a reserved matters application is submitted, neighbouring residents would be notified of the reserved matters application.

Accordingly for the reasons outlined above I recommend that planning permission is granted.

Recommendation: GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:

Conditions

1. An application for approval of all the reserved matters (namely layout, scale, appearance, access and landscaping) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. The final design of the proposed dwelling assessed in any future reserved matters application in regard to layout, scale, appearance, access and landscaping is bound by the following parameters as set out within the combined Planning and Design and Access Statement received on the 18th March 2014, the revised indicative layout plan of the site received on the 17th January 2014 and the revised indicative elevation plans received on the 17th January 2014 submitted in support of this application.
4. The submissions for approval of the reserved matters named above within condition 1 shall also include details of the existing and proposed levels of the site together with the finished floor levels of the proposed dwellings. Cross sections through the site shall be provided from north to south and from east to west showing the relationship of the proposed dwellings with existing neighbouring properties. A plan clearly marking out where off street car parking spaces are to be provided for each of the proposed dwellings shall also be submitted as part of any application for the approval of the reserved matters. The car parking plan to be submitted should also indicate the turning area that will be provided to ensure that vehicles can safely enter and leave the site. Off street car parking shall be provided in accordance with the Borough Council's Adopted Car Parking Standards. Once these details are approved the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
5. No dwelling proposed as part of this development shall be brought into use until the details approved as part of the plans and particulars to be submitted for the applications for the approval reserved matters referred to in condition 1, 2, 3 and 4 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
6. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site and the

individual plot boundaries. The approved means of enclosure shall be erected before the dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.

7. 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. The approved means of surfacing shall be carried out before the dwellings are first occupied.
8. Before development is commenced there shall be submitted to and approved by the Borough Council a plan of the site showing the details any proposed planting on site as well as details of the existing planting to be removed or retained. The approved details shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
9. Before development (including site preparation) is commenced the existing hedging on the site shall be protected in accordance with details to be submitted to and approved in writing by the Borough Council as Local Planning Authority. The approved means of protection shall be retained until the completion of all building operations unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council as Local Planning Authority a Drainage Statement which outlines the measures that would be put in place in order to deal with surface water run off from the site and details of how the development of the site will ensure that there is no increase in flood risk to the site, neighbouring properties and Main Street, the principal access to the site. Once these details are approved the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
11. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Borough Council as Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
12. No development shall take place within the application site until details of an archaeological scheme of treatment has been submitted to and approved in

writing by the Borough Council as Local Planning authority. Thereafter the scheme shall be implemented in full accordance with the approved details.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To secure a satisfactory development and to ensure that the development is continued to the parameters described in the design and access statement submitted with the application and that any future decision relating to this outline permission are consistent with the accompanying statement.
4. In the interests of Highway and pedestrian safety.
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
9. To ensure the protection of trees during development in accordance with Policy ENV47 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
10. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
11. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
12. To ensure the details of the development are satisfactory in accordance with policy ENV15 (New Development in a Conservation Area) of the Replacement Local Plan (Certain Saved Policies 2008).

Reasons for Decision

The proposed development of the site would result in no undue impact on the openness of the Green Belt and no undue impact on the Conservation Area. The proposal also results in no undue impact on neighbouring properties, the area in general and there are no highway safety implications arising from the proposal. The proposal therefore accords with policies ENV1, ENV15, ENV26, ENV30 and H16 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008), the National Planning Policy Framework March 2012 and the Aligned Core Strategy for Gedling Borough.

Notes to Applicant

You are advised to contact the health and Safety Executive should any asbestos be found at the site.

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.

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

You are advised that the demolition of the existing barn on the site requires Conservation Area Consent.

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.

Please note the attached comments and advice from the Borough Council's Car Parks and Engineering Officer, these details of which should be read in accordance with condition

Please note the attached comments received from the County Council's Archaeological Officer, the details of which shall be read in conjunction with condition

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

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ACTION SHEET PLANNING DELEGATION PANEL 14th February 2014

2013/1220

123 Main Street Woodborough Nottingham

Proposed two storey side extension and rear ground floor extension and garage

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

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

Decision to be issued following completion of paperwork.

2013/1290

Land Adj 120 Lambley Lane Burton Joyce Nottinghamshire

Proposed new four bedroom dwelling

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

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

Decision to be issued following completion of paperwork.

2013/1531

61 Mapperley Orchard Arnold Nottinghamshire

Erect wooden close boarded fence with concrete plinths, total 6ft (1.8m) high, with wooden gates 8ft (2.4m) wide, in order to expand rear garden. Also construct concrete base for a vehicle hard standing.

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

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

Decision to be issued.

2013/1520

2 Carlton Vale Close Carlton Nottinghamshire

Conversion of existing Double Garage and Construction of new Detached Double Garage.

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

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

Decision to be issued following completion of paperwork.

2013/1521

102 Sheepwalk Lane Ravenshead Nottingham

Single storey rear extension together with bay windows and a porch to the front elevation and the formation of an additional vehicular access.

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

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

Decision to be issued.

AJ/17th February 2014

ACTION SHEET PLANNING DELEGATION PANEL 28th February 2014

2012/0716

Land At 71 - 73 Crookdole Lane Calverton Nottinghamshire

Erect one detached dwelling.

The proposed development would have no undue impact on the Local Interest Buildings, the residential amenity of adjacent properties, the streetscene or highway safety.

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

Decision to be issued following completion of paperwork.

2013/1298

92 Plains Road Mapperley Nottinghamshire

Development; 4no 3/4 bed detached houses, 1no 5 bed detached house

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

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

Decision to be issued following completion of paperwork.

2013/1431

92 Plains Road Mapperley Nottinghamshire

Demolish existing house and erect 5 bed detached house

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

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

Decision to be issued following completion of paperwork.

2013/1518

Site Of The White Hart Mansfield Road Arnold

Erection of Class A1 retail foodstore with associated parking, access and landscaping works.

The proposed development raises complex highway, design, policy & tree issues.

The Panel recommended that the application be determined by the Planning Committee.

2013/1526

Land At Ricket Lane Ravenshead

Removal of condition 3 from previous application 2012/0008, stating that the barn needs to be wooden clad.

The proposed development would have no undue impact on the Green Belt & would not be detrimental to the character of the area.

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

Decision to be issued.

2014/0004

Linby House Linby Lane Linby

Extension to Linby House to provide a new attached dwelling with double garage and associated landscaping

The proposed development would have no undue impact on the Conservation Area or Green Belt, nor on 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.

2014/0010

354 Foxhill Road Carlton Nottingham

Two storey rear extension and new garage

Application withdrawn from agenda.

NM

28th February 2014

ACTION SHEET PLANNING DELEGATION PANEL 7th March 2014

2014/0026

89 Mansfield Road Daybrook Nottinghamshire

Change of use of existing ground floor retail shop (A1) to a Micropub (A4) creation of internal doorway for existing outside toilet installation of independent ceiling with acoustic insulation installation of cellar chiller with external floor mounted condenser unit in rear yard convert existing grate into delivery hatch

The application was withdrawn from the agenda.

2014/0071

89 Mansfield Road Daybrook Nottinghamshire

Change of use of existing ground floor retail shop (A1) to a Micropub (A4) creation of internal doorway for existing outside toilet installation of independent ceiling with acoustic insulation installation of cellar chiller with external floor mounted condenser unit in rear yard convert existing grate into delivery hatch

The application was withdrawn from the agenda.

2014/0023

78 Hotspur Drive Colwick Nottingham

Double storey rear extension

The proposed development would have an unacceptable overbearing and overshadowing impact on neighbouring properties

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

Decision to be issued following completion of paperwork.

2014/0031

Oscars Lounge And Restaurant Main Street Calverton

A proposed single storey extension to infill an existing yard area to provide an orangery new dining area

The proposed development would have no undue impact upon the character and appearance of the Conservation Area, the residential amenity of nearby residential properties and raises no highway issues.

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

Decision to be issued following completion of paperwork.

2014/0062

1 Southdale Drive Carlton Nottinghamshire

Erect 3 storey extension, additional stairs 1st and 2nd floor and erect brick piers

The proposed extension and dormers are of poor design and appearance and would result in adverse overlooking impact on neighbouring properties.

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

Decision to be issued following completion of paperwork.

7th March 2014

ACTION SHEET PLANNING DELEGATION PANEL 14th March 2014

2014/0015

84 Ramsey Drive Arnold Nottingham

Single storey rear and side extension

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

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

Decision to be issued.

2014/0049

Willowbrook Club 13 Main Road Gedling

Install roof mounted air conditioning equipment and kitchen fume extract

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

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

Decision to be issued.

2014/0067

56 Cliff Road Carlton Nottingham

Detached 4 car garage

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

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

Decision to be issued following completion of paperwork.

2014/0101

20A Baker Avenue Arnold Nottinghamshire

Ground and first floor extensions (increase in ridge height, form rooms in roof space)

The proposed development would result in an unduly prominent and incongruous feature in the streetscene.

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

Decision to be issued.

AJ/17th March 2014



Report to Planning Committee

Subject: Future Planning Applications

Date: 2 April 2014

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

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

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2013/1495	Car Park North Green Collyer Road Calverton	Up to 21 Single storey bungalows suitable for the elderly (Outline Planning Permission)	23/04/14
2013/1406	Land North of Papplewick Lane Linby	Demolition of two properties on Papplewick Lane to provide access for a residential development, education provision, public open space and attenuation ponds with access defined and all other matters reserved.	TBC
2013/1010	Georges Lane Burial Ground Calverton	Change of use of agricultural field to create natural burial ground with associated car park	14/05/2014
2013/1317	The Hollies Ravenshead	Demolition of existing bungalow at 37 Sheepwalk Lane with associated garage and erection of 12 new apartments	TBC
2013/1518	Bestwood Business Park Park Road	Outline planning application for residential development of	23/04/2014

	Bestwood	up to 220 dwellings, open space, landscaping, attenuation areas, access roads, associated works and demolition of the existing buildings. Detailed approval is sought for access arrangements from High Main Drive, with all other matters to be reserved	
2014/0214	Bestwood Business Park Park Road Bestwood	Outline planning application for residential development of up to 220 dwellings, open space, landscaping, attenuation areas, access roads, associated works and demolition of the existing buildings. Detailed approval is sought for access arrangements from High Main Drive, with all other matters to be reserved	TBC
2014/0238	Land West of Westhouse Farm Moor Road Bestwood	Proposed residential development for 101 dwelling units, new access, amenity space, open space	TBC
2014/0169	Gedling Care Home 23 Waverley Avenue Gedling	Demolition of the care home and construction of 14 apartments, car parking and associated landscaping	14/5/14
2014/0136 DOC	Land South of Colwick Loop Road Nottinghamshire	Construction of A4 public house with restaurant facilities & associated managerial residential accommodation at first floor (full application)& A3 restaurant or A5 hot food takeaway (outline application).- Discharge of condition	TBC

Please note that the above list is not exhaustive; applications may be referred at short notice to the Committee by the Planning Delegation Panel or for other reasons. The Committee date given is the earliest anticipated date that an application could be reported, which may change as processing of an application continues.

Recommendation:

To note the information.

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