

**MINUTES
PLANNING COMMITTEE**

Wednesday 20 July 2016

Councillor John Truscott (Chair)

In Attendance: Councillor Michael Adams Councillor Marje Paling
 Councillor Alan Bexon Councillor Colin Powell
 Councillor Bob Collis Councillor Paul Stirland
 Councillor Jim Creamer Councillor Paul Wilkinson
 Councillor David Ellis Councillor Henry Wheeler
 Councillor Gary Gregory

Absent: Councillor Barbara Miller, Councillor Pauline Allan,
 Councillor Chris Barnfather, Councillor Kevin Doyle and
 Councillor Meredith Lawrence

Officers in Attendance: D Gray, N Morley, F Whyley and C Goodall

13 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Barnfather, Doyle, Lawrence and Miller. Councillors Creamer, Hewson and Parr attended as substitutes for the meeting.

14 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 22 JUNE 2016.

RESOLVED:

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

15 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all Committee Members on application number 2016/0611 on the grounds that the property was in the ownership of Gedling Borough Council.

Councillor Ellis declared a non-pecuniary interest on application numbers 2016/011 and 2016/0612 on the grounds that he was Chair of The Friends of Arnot Hill Park.

APPLICATION NO. 2016 0611- ROOM 3, ARNOT HILL HOUSE AND THE AVIARY, ARNOT HILL PARK.

Change of use from B1 to sui generis marriage ceremonies.

Mrs Patsy Brand, a local resident, spoke in objection to the application.

The Principal Planning Officer introduced the item and drew Members' attention to a document which gave an additional note to the applicant should permission be granted.

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 permitted shall be completed in accordance with the application form, site location plan and heritage statement received on 25th April 2016, and e-mail regarding the description of activity received on 8th July 2016.
3. The development hereby approved shall only be used for marriage ceremonies as follows:- Monday to Thursday 09:30-17:30 and Fridays 09:30-14:00; the events would be one hour apart;-Fridays 14:00-18:00, 09:30-18:00 Saturdays, Sundays and Bank Holidays; the events would be 45 minutes apart.

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 policies ENV1 and C1 of the Borough Council Replacement Local Plan (Certain Saved Policies 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed change of use of Room 3 in Arnot Hill House and the Aviary to a sui generis use of "marriage ceremonies" is an acceptable use in this location, results in no detrimental impact on the amenity of neighbouring properties or the surrounding area, is acceptable from a highway safety viewpoint and car parking. The proposal is therefore in accordance with the National

Planning Policy Framework (2012), Policy 11 (The Historic Environment) and Policy 12 (Local Services and General Principles) of the Aligned Core Strategy (September 2014) and Saved Policies ENV1 (Development Criteria) and C1 (Community Services General Principles) of Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated.

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. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised by letters of representation submitted in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

Your attention is brought to the requirement to apply for planning permission for any external alterations to the premises or its associated curtilage. The advice of the Borough Council should be sought to ascertain whether any proposals would materially change the nature of the external elevations and therefore require planning permission.

17 APPLICATION NO. 2016 0612- ARNOT HILL HOUSE, ARNOT HILL PARK, ARNOLD.

Internal alterations in Arnot Hill House.

In accordance with Standing Order 15.04 the meeting was adjourned at 18:30 due to a disturbance in the gallery.

The meeting resumed at 18:32.

RESOLVED To GRANT LISTED BUILDING CONSENT 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 application form, site location plan and description of works and heritage statement submitted on 25th April 2016.

Reasons

1. In order to comply with Section 18 of the Listed Building and Conservation Areas Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

Reasons for Decision

The proposed works have been designed to minimise the impact on the special architectural and historic interest of this listed building, whilst ensuring it continues to be in use. It is considered, therefore, that it will be in accordance with The National Planning Policy Framework, the Planning Practice Guidance and the Gedling Borough Aligned Core Strategy.

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. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

18 APPLICATION TO VARY SECTION 106 PLANNING OBLIGATIONS- LAND AT CORNWATER FIELDS, LONGDALE LANE, RAVENSHEAD.

Land at Cornwater Fields, Longdale Lane, Ravenshead.

The Service Manager of Legal Services introduced the report and explained that the applicant had now lodged an appeal against the Council's non-determination of the application to amend the affordable housing requirement in the Section 106 Agreement.

RESOLVED:

To note the report and to support the Council's defence of the appeal.

19 APPEAL DECISION- WILD ACRES, LAMINS LANE, BESTWOOD.

Change of use of land from leisure uses (horses) to residential by the demolition of existing outbuildings, a stable block/tack room and an area of hardstanding; the construction of two single storey dwellings on part of land known as Wildacres Farm and the construction of a driveway to link the two new dwellings with the existing vehicular access.

RESOLVED:

To note the information.

20 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

21 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

22 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.45 pm

Signed by Chair:
Date: