

**MINUTES
PLANNING COMMITTEE**

Wednesday 17 May 2017

Councillor John Truscott (Chair)

In Attendance:	Councillor Barbara Miller	Councillor Gary Gregory
	Councillor Michael Adams	Councillor Marje Paling
	Councillor Pauline Allan	Councillor Paul Stirland
	Councillor Chris Barnfather	Councillor Paul Wilkinson
	Councillor Alan Bexon	Councillor Henry
	Councillor Bob Collis	Wheeler
	Councillor Kevin Doyle	Councillor John Parr
	Councillor David Ellis	Councillor Muriel Weisz

Absent: Councillor Meredith Lawrence and Councillor Colin Powell

Officers in Attendance: M Avery, L Widdowson, C Goodall and S Oleksiw

10 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Lawrence and Powell. Councillors Parr and Weisz attended as substitutes.

11 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 19 APRIL 2017.

RESOLVED:

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

12 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all members of the committee in application numbers 2017/0224 and 2017/0334 as Gedling Borough Council was the owner of the site under consideration.

13 APPLICATION NO. 2017/0143- ARNOLD POLICE STATION, 101 HIGH STREET, ARNOLD.

Demolition of existing structures (Arnold Police Station) for the erection of a 3 pump (6 filling position) Petrol Filling Station, canopy,

underground storage tanks, and reconfiguration of the site access/egress.

The Service Manager, Development Services introduced the application.

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 submitted plans, Planning Statement, Noise Assessment, Transport Statement received on the 31st January 2017, drawing no: 200_01, 200_03, 300_01, 500_01, 500_02, 500_03, 900_05. Geo-Environmental Appraisal submitted on the 13th March 2017. Revised plans submitted on the 30th March 2017 drawing no: 9780_002, 300_02 C, 200_04 C, 200_02 C. Revised Proposed Site Sections drawing no: 400_01 C and Environmental Risk Assessment dated 6th April 2017.
3. No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossings shown for indicative purposes on drawing 978-002 are available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
4. No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area (s) is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the 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.
5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
3. In the interests of Highway safety.
4. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
5. To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Reasons for Decision

The proposals are visually acceptable, result in no undue impact on neighbouring properties and are acceptable from a highway safety viewpoint. The proposals therefore accord with the policies contained within the Replacement Local Plan (Certain Policies Saved 2014), the National Planning Policy Framework 2012 and the Aligned Core Strategy.

Notes to Applicant

Severn Trent Water advises that there is a public sewer located with the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or advert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

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 at www.gedling.gov.uk. 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 gross internal area of new build is less 100 square metres.

The proposal makes it necessary to apply for Advertisement Consent separately under the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for the display of advertisements as indicated on the approved plans drawing no.300_02.

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

The proposal makes it necessary to construct a 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 to arrange for these works 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. 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.

14 APPLICATION NO. 2017/0224 AND 2017/0334- ARNOT HILL HOUSE, ARNOT HILL PARK, ARNOLD.

Rear access ramp in brick and concrete with metal railings and timber handrail.

The Service Manager, Development Services gave a verbal update to Members and explained that an additional recommendation in respect of granting full planning permission had been omitted from the original report.

RESOLVED:

- 1) 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 submitted revised plans and Heritage Statement received on the 28th April 2017, drawing no.: G17/AHH/DAR001.

Reasons

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

Reasons for Decision

In the opinion of the Local Planning Authority the proposal, as amended, will not significantly detract from the setting of the listed building or its special architectural and historic interest. It is considered therefore that the development, on balance, is in accord with the National Planning Policy Framework, The Gedling Borough Aligned Core Strategy and the Gedling Borough Replacement Local Plan (certain policies saved 2014).

Notes to Applicant

The Local Planning Authority has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework by researching the history of the property with officers and tradespeople, who are able to carry out the work and agreeing an amended scheme, which is acceptable to the applicant, the local Planning authority and its heritage advisers.

2) To GRANT FULL 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 revised plans and Heritage Statement received on the 28th April 2017, drawing no.: G17/AHH/DAR001.

Reasons

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

Reasons for Decision

In the opinion of the Local Planning Authority the proposal, as amended, will not significantly detract from the setting of the listed building or its special architectural and historic interest. It is considered therefore that the development, on balance, is in accord with the National Planning Policy Framework, The Gedling Borough Aligned Core Strategy and the Gedling Borough Replacement Local Plan (certain policies saved 2014).

Notes to Applicant

The Local Planning Authority has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework by researching the history of the property with officers and tradespeople, who are able to carry out the work and agreeing an amended scheme, which is acceptable to the applicant, the local Planning authority and its heritage advisers.

15 APPLICATION NO. 2017/0370- 99 ARNOT HILL ROAD, ARNOLD.

Single Storey Rear Extension.

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 materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.
3. The development hereby permitted shall be completed in accordance with the submitted plans received on the 24th March 2017, drawing no: AMC-01 & AMC-02.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).

3. To ensure a satisfactory development, in accordance with the aims of policy ENV1 and H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

The proposals are visually acceptable, result in no undue impact on neighbouring properties and are acceptable from a highway safety viewpoint. The proposals therefore accord with the policies contained within the Replacement Local Plan (Certain Policies Saved 2014), the National Planning Policy Framework 2012 and the Aligned Core Strategy.

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 at www.gedling.gov.uk. 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 gross internal area of new build is less 100 square metres

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.

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.

16

PLANNING ENFORCEMENT REFERENCE 0035/2016- FLETON COURT, OLD BRICKYARD, CARLTON

RESOLVED:

That the Service Manager, Development Services be authorised to serve a Breach of Condition Enforcement Notice requiring the developer to complete the development in accordance with the approved plans and conditions, and issue any necessary enforcement proceedings through

the courts, in conjunction with the Director of Organisational Development & Democratic Services.

17 PLANNING ENFORCEMENT REFERENCE 0081/2016- LAND TO THE REAR OF CROMWELL CRESCENT, LAMBLEY

RESOLVED:

To note the report.

18 PLANNING ENFORCEMENT REFERENCE 0185/2016- 772 MANSFIELD ROAD, WOODTHORPE

RESOLVED:

That the Service Manager, Development Services be authorised to take all enforcement action including the service of any necessary enforcement notices and proceedings through the courts in conjunction with the Director of Organisational Development & Democratic Services to secure the removal of the unauthorised extension.

19 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the report.

20 FUTURE PLANNING APPLICATIONS

Noted.

21 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.30 pm

Signed by Chair:
Date: