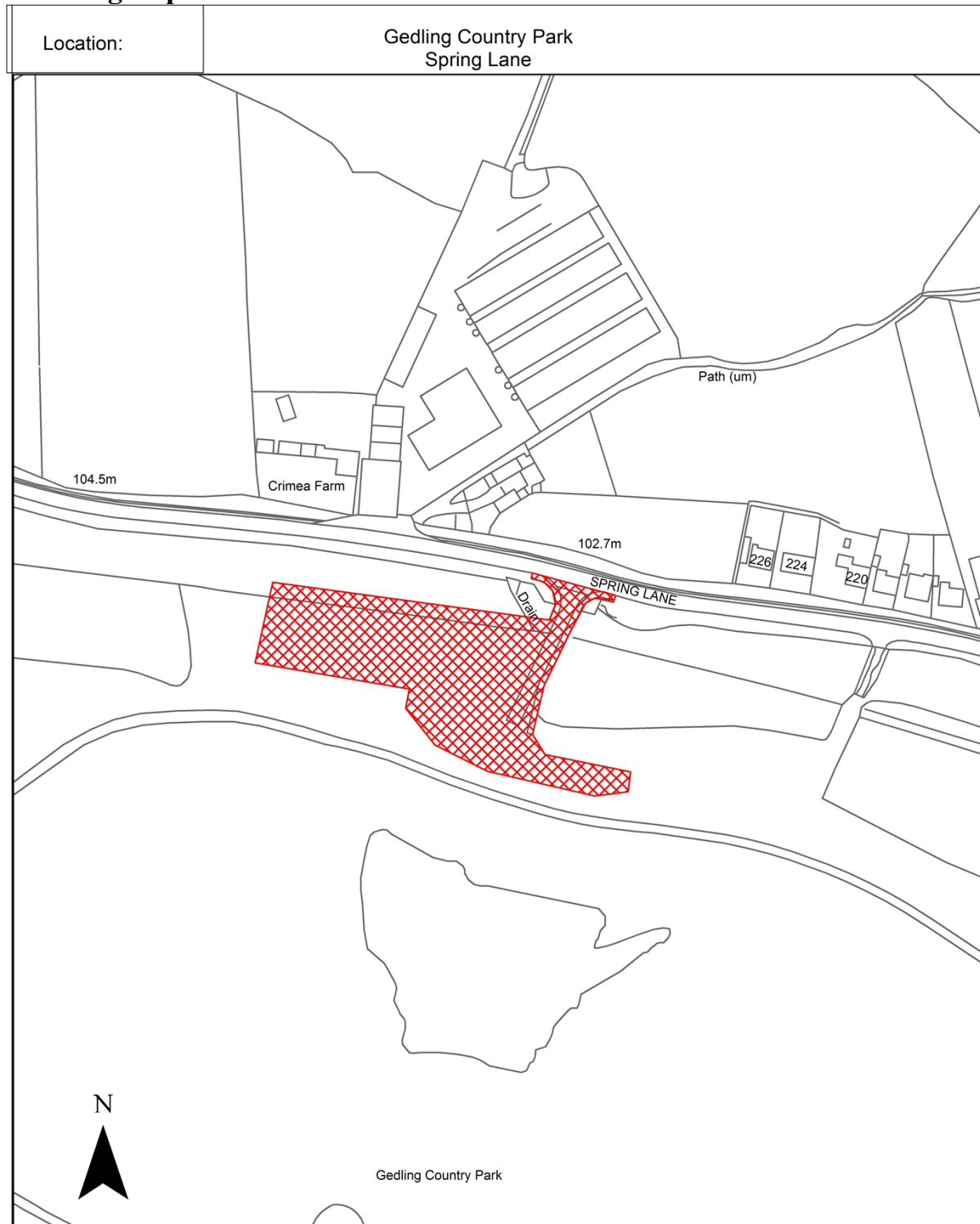




Planning Report for 2017/0636



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: 2017/0636
Location: Gedling Country Park Visitor Centre Spring Lane
Gedling Nottinghamshire
Proposal: Variation of details relating to conditions 2 and 3 of 2016/0788 (Revised Landscaping Scheme) due to reposition of car park (subject to separate application 2017/0581)
Applicant: Mr David Wakelin
Agent: Mr Mike Harrison
Case Officer: Amy Cockayne

The applicant is Gedling Borough Council and therefore, in line with the Council's Constitution, this application has been referred to Planning Committee.

Site Description

The application site relates to Gedling Country Park, which covers an area of approximately 110 hectares. Vehicular access to the existing car parking area within the Country Park is via Spring Lane to the north of the site; from this access the Visitors' Centre is clearly visible.

The Park is located within an area identified for the protection of open space in the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014); as well as Policy LPD 20 of the Gedling Local Plan Document Publication Draft (Part 2) published in May 2016.

The nearest residential properties are located to the north of the site along Spring Lane.

Relevant Planning History

2012/1456 – Creation of a country park, including a new access road, car park for 40 spaces and surfaced paths. Conditional Permission 11/04/2013

2014/0650 – To allow the change of use of land from public car park (sui generis) to a pitch for the siting of an ice cream van (A1 use). Conditional Permission 10/07/2014

2015/0954 – Create snack van hardstanding area in Gedling Country Park.
Conditional Permission 20/10/2015

2015/1228 – To allow the installation of a climbing unit in the Junior Play area at Gedling Country Park, off Spring Lane, Gedling. Conditional Permission 26/11/2015

2016/0788 – Erection of a Visitors Centre for Country Park (sui generis) comprising Cafe and WC building; associated landscaping and external works; new paths; foul and surface water drainage provision; site lighting; external air source heat pump condenser compound; and removal of trees. Creation of 36 space car park / 2 space coach parking and turning; and retention of existing 64 space car parks. Conditional Permission 25/08/2016

2016/1062 - Variation of Condition 2 (2016/0788): Erection of visitors centre for country park (sui generis) comprising cafe and WC building, associated landscaping and external works, new paths, foul and surface water drainage, site lighting, external air source heat pump condenser compound, and removal of trees. Creation of 36 space car parking and 2 space coach parking and turning, retention of existing 64 space car parks. Conditional Permission 24/02/2017

Proposed Development

The application seeks a variation of conditions 2 and 3 of the original planning permission for the Visitors' Centre at the County Park ref. 2016/0788; Condition 2 relates to the approved plans, including Landscape Strategy 1016 001, and Condition 3 relates to a requirement for a Landscape and Ecological Management Plan to be submitted for approval from the Local Planning Authority.

Further details as conditioned by the original permission, including a Landscape Management Plan, has been agreed with the Borough Council under application ref. 2016/1028DOC. Due to proposed relocation of car parking provision at the site, the approved Landscaping Management Plan would require amendments. Planning application ref. 2017/0581 which appears elsewhere on the agenda is pending consideration for the relocation of 36no car parking spaces.

The application therefore seeks to update the relevant plan references stated in the conditions 2 and 3 to correspond with the revised scheme for the car park should Members be minded to approve application ref. 2017/0581.

Consultations

A Site Notice was posted, and nearby residents was notified via letter. One letter of support for the application and one letter of objection was received as a result, comments include;

- ☐ Support Butterfly Bank in place of original car park and retention of oak tree
- ☐ Suggested planting at Ornamental West and Ornamental East are non-native and are directly against agreed zero planting of non-native species at the Country Park

Nottinghamshire County Council's Nature Conservation Team was notified; it has been advised that N12 Naturescape seed mix may not be appropriate for use around the butterfly bank (as it will grow quite tall), a condition should be attached requiring

the use of Flowering Lawn Mix (Naturescape N14 seed mix) to be used or a revised seed mix to be agreed.

Nottinghamshire County Council's Landscapes Team were notified; as of 4th July 2017 no comment had been received.

Nottinghamshire County Council's Forestry Officer was notified, and has advised that no further comments are required for the proposed revisions.

The Borough Council's Parks and Street Care Service were notified and have advised that there are no objections to the scheme.

Planning Considerations

The main planning considerations in the determination of this application are the impact of the proposal on the immediate surroundings in terms of the design and appearance of the proposal, the impact of the proposal on the residential amenity of nearby properties, and the support provided towards crime prevention in the area.

The application site is part of the Gedling Colliery Park (Policy ENV44) as identified on the Proposals Map of the Gedling Borough Replacement Local Plan (2005).

National Planning Policy

The following core planning principles of the National Planning Policy Framework are relevant to this planning application:-

- ☐ 7. Requiring good design (paragraphs 56-68)
- ☐ 8. Promoting healthy communities (paragraphs 69-78)
- ☐ 11. Conserving and enhancing the natural environment (paragraphs 109-125)

The following saved policies of the Gedling Borough Replacement Local Plan (2005) (Saved Policies 2014) are relevant to this planning application:-

- ☐ ENV1: Development Criteria
- ☐ ENV43: Greenwood Community Forest
- ☐ ENV44: Gedling Colliery Park
- ☐ R1: Protection of Open Space.

Aligned Core Strategy

The Aligned Core Strategy was adopted in 2014 and it is considered that the following policies are relevant:

- ☐ Policy 1: Climate Change
- ☐ Policy 10: Design and Enhancing Local Identity
- ☐ Policy 16: Green Infrastructure, Parks and Open Space
- ☐ Policy 17: Biodiversity.

The Local Planning Document

Most recently, the Local Planning Document Publication Draft (LPD) has been in preparation, published and subject to examination.

Paragraph 216 of the NPPF sets out that from the day of publication, weight may be given to relevant policies in emerging plans depending on how advanced the Plan is and whether there are extant objections. At the present time, it is considered that the following LPD policies are relevant and may be given moderate or limited weight, depending on whether or not there are unresolved objections:

Relevant policies in the LPD include:

- ☐ LPD 4 Surface Water Management
- ☐ LPD 19 Landscape Character and Visual Impact
- ☐ LPD 20 Protection of Open Space
- ☐ LPD 23 Greenwood Community Forest and Sherwood Forest Regional Park
- ☐ LPD 32 Amenity
- ☐ LPD 35 Safe, Accessible and Inclusive Development

As this application varies a condition relating to the original permission for the Visitors Centre – I therefore consider that the principle of development and certain material considerations including highways, contamination and amenity of local residents, have been established. Therefore the main planning considerations in the determination of this application relating to a revised landscaping scheme are:

- ☐ Nature Conservation / Ecology;
- ☐ Local Landscape and Visual Impact;

Paragraph 118 of the NPPF states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles. Where significant impacts cannot be adequately mitigated then permission should be refused and if the proposal affects a Site of Special Scientific Interest or ancient woodland the benefits of the development would need to outweigh the harm to the nature conservation interest.

It has been established in the previous permission that the overall scheme is appropriate. This application seeks to amend details relating to the landscaping strategy at the site. In accordance with the advice received from the Nottinghamshire County Council's Nature Conservation Team, I am of the opinion the overall scheme is acceptable. One objection has been raised regarding the use of non-native species in the Country Park. In regards to this, the level of planting of these species is restricted in area to ornamental flower beds to the entrance of the Visitors Centre and as this planting is limited to the built-up area of the site, I consider there to be no adverse impact to the landscaping or character of the wider area. One aspect of the proposal has been noted as requiring further attention in terms of planting; this relates to the seed mix to be used for the proposed Butterfly Bank (as required by Condition 3 of the original permission 2016/0788). As such, it was agreed with the agent that the revision to the seed mix to Flowering Lawn Mix (Naturescape N14) is acceptable. As this aspect of the proposed development can be secured by condition, I consider the proposal accords with Policy 10 of the Aligned Core Strategy which ensures that a proposal would result in satisfactory development in the locality.

Part 7 of the National Planning Policy Framework states planning decisions should address a connection between people and places and the integration of new development into the natural environment. I am satisfied that the proposed revisions to the original permission (ref. 2016/0788) are appropriate for the setting of the Gedling Country Park and would not result in adverse effect upon the recreational purpose of the site. The revised Landscaping scheme seeks to ensure that the purpose of the Country Park as a natural environment for the enjoyment of the public is preserved for the lifetime of the development. I therefore consider that the details of the landscaping scheme to be revised as part of this application are in accordance with the requirements of the NPPF, the Aligned Core Strategy and the Replacement Local Plan.

I am of the opinion that the proposed revised landscaping details for the original approved development (ref. 2016/0788) would comply with the relevant planning policies that are set out above insofar as design, visual amenity, nature conservation and landscaping considerations are concerned. On this basis, I recommend that planning permission is granted subject to conditions

Recommendation: Grant Conditional Planning Permission with Conditions

Conditions

1. Condition 1 of planning permission reference 2016/0788 has been complied with.
2. The development hereby permitted shall be carried out in accordance with the plans received on 5th July 2016, document no's: Design and Access Statement (First Issue 05/07/2016); Arboricultural Assessment (July 2016); Non-residential Mining Report (51001175308001); Transport Assessment (TPLE61348); and the plans and details received on 29th September 2016: Job Number 3100 - document no's: 10 (Site Location Plan) Rev E; 11 (Block Plan) Rev E; 12 (Proposed Site Plan) Rev F; 13 (Site Sections) Rev D; 14 (Proposed Plans) Rev F; 15 (Proposed Elevations) Rev E; 16 (Proposed Views) Rev C; 1016 002 (Sheet Layout); and 1016 003 Rev D (Landscape Soft Works West); 1016 004 Rev D (Landscape Soft Works East); and 1016 005 Rev D (Landscape Soft Works South), and 1016 001 Revision A (Landscape Strategy) received by the Local Planning Authority on 11th May 2017; as well as the email from the agent confirming the use of Naturescape N14 Seed Mix on 5th July 2017.
3. The Landscape and Ecological Management Plan hereby approved shall be implemented in accordance with the details received by the Local Planning Authority on 11th May 2017; Landscape Strategy Drawing No. 1016 001 Revision A, Sheet Layout Drawing No. 1016 002 Revision A, Landscapes Softworks West Drawing No. 1016 003 Revision D, Landscape Softworks East Drawing No. 1016 004 Revision D, Landscape Softworks South Drawing No. 1016 005 Revision D, Interpretation Post, Interpretation Post 2 and the Landscape and Ecological Management Plan prepared by DSA dated 10th

March 2017. The scheme shall be implemented strictly in accordance with the approved details.

4. Condition 4 of planning permission reference 2016/0788 has been discharged under application reference 2016/1028DOC. The scheme shall be installed and operated in accordance with the approved details at all times.
5. Condition 5 of planning permission reference 2016/0788 has been discharged with application reference 2016/1028DOC.
6. Condition 6 of planning permission 2016/0788 has been discharged with application reference 2016/1028DOC. The highway improvements plan shall be implemented strictly in accordance with the approved Transport Statement ref. TPLE61348 and shall be retained as such for the life of the development.
7. A Verification Report has been submitted and approved by the Borough Council in accordance with Condition 7 of planning permission ref. 2016/0788.
8. Condition 8 of planning permission 2016/0788 has been discharged with application reference 2016/1028DOC. The development shall then be completed strictly in accordance with the approved scheme.

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 the provision of ecological enhancements to enhance biodiversity, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
4. To ensure there is no adverse impacts on the local bat population as a result of the Visitor Centre in line with paragraph 118 of the National Planning Policy Framework (March 2012)
5. In the interests of highway safety.
6. In the interests of highway safety.
7. In order to safeguard against the potential risks from ground conditions in accordance with ENV3 of the Replacement Local Plan (Certain Policies Saved 2014).

8. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

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.

This application relates to the original permission 2016/0788.