

**MINUTES
PLANNING COMMITTEE**

Wednesday 21 June 2017

Councillor John Truscott (Chair)

In Attendance:	Councillor Barbara Miller	Councillor Gary Gregory
	Councillor Michael Adams	Councillor Meredith Lawrence
	Councillor Pauline Allan	Councillor Marje Paling
	Councillor Chris Barnfather	Councillor Colin Powell
	Councillor Alan Bexon	Councillor Paul Stirland
	Councillor Bob Collis	Councillor Paul Wilkinson
	Councillor Kevin Doyle	Councillor Henry Wheeler
	Councillor David Ellis	

Officers in Attendance: M Avery, D Gray, C Goodall and S Oleksiw

22 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

No apologies for absence were received.

23 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 MAY 2017.

RESOLVED:

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

24 DECLARATION OF INTERESTS

None.

25 APPLICATION NO. 2016/0124- LAND AT SOUTH OF 64 WOODCHURCH ROAD, BESTWOOD

Residential development comprising seven dwellings with associated roads and driveways, hard and soft landscaping, means of enclosure and services.

The Service Manager – Development Services, verbally reported to Members that following circulation of the report, the site plan had been plotted incorrectly and had since been amended. An updated version of the plan was displayed to Members.

The Service Manager – Development Services, explained that further to the publication of the report, three additional objection letters had been received. The additional considerations were verbally reported to Members.

Mr Taylor, a local resident, spoke in objection to the application.

RESOLVED:

To GRANT FULL PLANNING PERMISSION subject to the applicant entering into a Section 106 planning obligation with the Borough Council as Local Planning Authority for the financial contributions towards Public Open Space; and 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 constructed strictly in accordance with the following approved and revised plans submitted with the application drawing numbers: Design and Access Statement (Feb 2016 [Amendment B: 15-11-16]); Site Location Plan (09/041 LOCN: Rev B); SITE LAYOUT showing landscape (09/041: Rev C); Alternative Site Layout - April 2016 - (09/041 Rev C); House Types A and B: Plans and Elevations (09/041 - 2); House Plot 7; Plans and Elevations (09/041 - 3); Extended Phase 1 Survey: (BJ Collins, May 2016); Tree Survey: Job.no: 3354_Tree Survey; and Tree Protection Measures - Residential development Woodchurch Road, Bestwood.
3. No part of the development hereby permitted shall be brought into use until the private car parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 09/041 Rev C. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of cars.
4. No part of the development hereby approved shall be brought into use until the shared private drive is provided in accordance with the approved plan, drawing no: 09/041 - 1 Rev C. The private drive shall then be retained in accordance with the approved plans for the life of the development.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council drainage plans

for the disposal of surface water shall be 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 and shall be retained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

6. Before development hereby approved is first commenced, precise details, elevations, and materials of the proposed bin store shall be submitted to and approved in writing by the Borough Council. The development shall be implemented and maintained in accordance with the approved details for the life of the development.
7. Before development hereby approved is first commenced full details of both soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The proposed landscape works shall incorporate the mitigation measures recommended within The Extended Phase 1 Habitat Survey (BJ Collins, May 2016). The detailed landscape plans and particulars shall include: (a) details of size, species, positions and densities of all trees, hedges and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, roadways, and the frontages of properties such as driveways and footpaths to front doors and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
8. If within a period of five years beginning with the date of the planting of any tree or shrub, approved in relation to Condition 7, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.
9. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the bricks and tiles to be used in the external elevations of the proposed development. Once approved the development shall be carried out strictly in accordance with these details, unless otherwise agreed in writing by the Borough Council as the Local Planning Authority.

10. Prior to the development hereby approved commencing (including site preparation) a tree protection plan and an Arboricultural Method Statement shall be submitted to the Local Planning Authority and approved in writing, which shall: (i) graphically show on a plan the location of tree and root protection barriers; and (ii) give guidance on aspects of the proposed works which may have an Arboricultural impact to retained trees and show that they are mitigated in accordance with BS5837:2012.
11. The upper floor windows shown on the front elevation of plan no.09/041 - 3, serving the rooms labelled (i) en-suite, (ii) Bedroom 5, facing no.64 Woodchurch Road shall be obscure glazed to a minimum of Pilkington Level 4 and shall be top hung opening windows at all times, unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
12. The windows on the southeast, Front Elevation serving the entrance hall and the void; Plot 7 (09/041 - 1C (Site Layout showing Landscaping), as shown on plan no:09/041 - 3 (House Plot 8 Plans & Elevations); shall be obscure glazed to a minimum of Pilkington Level 4 at all times, unless otherwise agreed in writing by the Borough Council as Local Planning Authority.

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 that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
4. In the interests of Highway safety.
5. To ensure that the development is provided with satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
6. For the avoidance of doubt.
7. To ensure a satisfactory development and that the landscaping of the development accords with the requirements of Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy.

8. To ensure a satisfactory development and that the landscaping of the development accords with the requirements of Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy.
9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
10. To ensure satisfactory development, in accordance with the aims of Policy 17 of the Gedling Borough Council Aligned Core Strategy.
11. In order to protect the privacy of the adjoining dwellings, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2016)
12. In order to protect the privacy of the adjoining dwellings, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2016)

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), where appropriate. In the opinion of the Borough Council, the proposed development accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Development Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impacts that can be mitigated through further details and particulars secured by condition.

Notes to Applicant

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

The 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 in this location.

I bring your attention to Bestwood St Albans Parish Path No.9 which runs along the southern boundary of the site. The availability of the footpath should not be affected or obstructed in any way by the proposed development at this location unless subject to appropriate diversion or closure orders. The Rights of Way Office should be consulted in any re-surfacing or gating issues. You are advised that potential path users in the area should not be impeded or endangered in any way.

Your attention is brought to the recommendations of the Highway Authority. The plans submitted are not to an adoptable standard therefore the road will always remain Private. For private developments with six building frontages or more, it is required under Sections 219 to 225 of the Highways Act to serve a notice on the applicant with an assessment of the full cost of the proposed roadworks under the Advance Payment Code (APC), to protect frontage's interests. The cost of the APC notice will reflect the full cost of the proposed street works likely to be required to complete the works to an adoptable standard and must be paid in cash and not by bond. The requirement for an APC notice can only be removed by entering into a S38 agreement to have the road adopted. However as the road layout is not to adoptable standards and the ownership unknown, it cannot therefore be adopted. However, just as the APC would be served and money paid or retained, the Highway Authority are not indicating any future intention to adopt and maintain the street works at public expense.

Your attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how to decrease levels by incorporating mitigation measures into scheme design as standard. (see: <http://gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>). It is therefore requested commitment to incorporate provision for an EV (electrical vehicle) charging point per dwelling; to allow future residents to charge electrical/hybrid vehicles into the future. Reference can be made to guidance produced by IET 'Code of Practice for EV Charging Equipment Installation' for details of charging points and plugs specifications.

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.

No removal of hedgerows, trees or shrubs which have the potential to support nesting birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before clearance works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority. As you will be aware all birds, their nests and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended).

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address adverse impacts identified by officers to address concerns in connection with 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 (March 2012).

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 in this location.

Your attention is brought to the implications of the private drive for future occupiers if the roads are not adopted. (i) Future maintenance liabilities; (ii) Public liabilities; (iii) Street cleansing; (iv) Lack of pedestrian facilities; (v) Lack of / or poor standard of lighting and drainage; (vi) Nottinghamshire County Council have no powers under the Highways Act; (vii) The police have no powers to remove obstructions.

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APPLICATION NO. 2017/0475- ROAD NO. 2, COLWICK

Demolition of two existing two storey office buildings, partial demolition of existing block of light industrial/warehouse buildings. Construction of new 3 storey office buildings and associated parking and landscape works.

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 23rd July 2015.
2. The development hereby approved shall be constructed in accordance with: Discharge of Conditions Document (16156/DOC/1701); Proposed Bin Store Details (161156-A-7011); Proposed Hard Landscaping Details (1611596-A-7008); Proposed North East and North West Elevations (16156-A-4011 Rev: P02); Proposed South East and South West Elevations (161156-A-4010 Rev: P02); Proposed Roof Plan (161156-A-3004 Rev: P02); Proposed Second Floor Plan (16156-A-3003 Rev: P02); Proposed First Floor Plan (161156-A-3002 Rev: P02); Proposed Ground Floor Plan (161156-A-3001 Rev: P02); Proposed Sections A-A& B-B (161156-A-4003 Rev: P02); Proposed Site Plan (161156-A-2001 Rev: P04); Typical Details (Job no: E143; Drawing No: 5005 Rev P01); External Levels 1 of 2 (Job no: E143; Drawing No: 5003 Rev P02); External Levels 2 of 2 (Job no: E143; Drawing No: 5004 Rev P02); Drainage Levels 1 of 2 (Job no: E143; Drawing No: 5001 Rev P02); Drainage Levels 2 of 2 (Job no: E143; Drawing No: 5002 Rev P02); Drainage Strategy (Job no: E143; Drawing No: 5000 Rev P02); External Lighting Layout and EV Charging Point (C17010-E-010).
3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Emergency Plan (FRA), Document RHL/01, August 2014 compiled by Charnwood Property Consultants and Developers Ltd and also the Design and Access Statement entitled 'Proposed New Officers for Hillary's Blinds' Revision A, March 2015 compiled by Steve Riley Architect Ltd as revised by the emails dated 5th January 2016. Finished Floor Levels shall be 21.78 AOD with the provision of a flood resilient construction incorporated up to 0.68 metres above the floor level. Drawing No's: E143-CHG-00-XX-DR-003 and CBD Architects drawing no: 16156-A-4003.
4. The development shall be carried out strictly in accordance with the Contaminated Land Assessment (Geodyne ref. D34084: 28th March 2017).
5. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the gas membrane remediation to be carried out, as confirmed by email dated 16th May 2017) must be submitted and approved in writing by the Local Planning Authority.
6. No part of the development hereby permitted shall be more than 75% occupied before or until a Travel Plan including a Car Parking Management Plan has been submitted to and approved

in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority.

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 risk of flooding to the proposed development and future occupants and to reduce the possible consequences of an imminent flood event in line with the requirements of paragraph 93 of the NPPF.
4. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
5. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
6. To promote sustainable travel

Reasons for Decision

In the opinion of the Borough Council the proposed development would result in no significant impact on neighbouring premises or the area in general. The proposed development would represent sustainable development as identified in the NPPF. The proposal is acceptable from a highway safety viewpoint, raises no flood risk issues, health and safety issues or contamination issues. The works therefore accord with Policies E3 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved policies 2008) and Policies 1 (Climate Change), 4 (Employment Provision and Economic Development) and 10 (Design and Enhancing Local Identity) of the Gedling Borough Aligned Core Strategy (2014).

Notes to Applicant

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.

I bring your attention to Carlton Footpath 22 which runs alongside the south eastern boundary and is the access road to the site. The availability of the footpath should not be affected or obstructed in any way by the proposed development at this location unless subject to appropriate diversion or closure orders. The Rights of Way Office should be consulted in any re-surfacing or proposed structure issues. Developers are also made aware of potential path users in the area who should not be impeded or endangered in any way.

For any new connection(s), into the public sewer or the reuse of an existing sewer connection(s), you will need to apply under Section 106 Water Industry Act 1991 as amended by the Water Act 2003. Severn Trent New Connection Team currently processes Section 106 applications and can be contacted on 0800 707 6600 for an application pack and guidance notes (or visit www.stwater.co.uk). Applications to make such connections should be made separately from any application for adoption of the related sewers under Section 104 Water Industry Act 1991 as amended by the Water Act 2003.

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.

Advice regarding travel plans can be obtained from the Transport Strategy Section at Trent Bridge House, Fox Road, West Bridgford, Nottingham, NG2 6BJ, contact transport.strategy@nottsc.gov.uk

The development makes it necessary to alter the vehicular access arrangement over the footway of the private road no. 2. These works shall be constructed to the satisfaction of the owners of the road. You should therefore contact the owners as this is not highway maintained at public expense.

The Service Manager, Development Services clarified the key points within the report.

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, other than the means of enclosure of the site and the details of new tree planting adjacent to the boundary with Porchester Road shown on the submitted plans, shall be constructed and implemented in accordance with the following approved plans and documents: Location Plan and Block Plans (0001 Rev A), Proposed Lower Ground Plan (0003 Rev D), Proposed Ground Plan (0004 Rev C), Proposed First Floor Plan (0005 Rev B), Proposed Second Floor Plan (0006 Rev A), Proposed South and East Elevations (0009 Rev C), Proposed Section 1-1 (0010 Rev C), Section BB (0011 Rev B) and Visibility Splay Plan (2000 Rev A), received on 26th September 2016; and Proposed West, North & South Rear Elevations (0008 Rev B), received on 5th January 2017.
3. Before development is commenced a sample of the materials to be used in the external elevations of the building, including to the exterior wall of the proposed vehicular access ramp, shall be submitted to and approved in writing by the Borough Council. Thereafter the development shall be carried out in accordance with approved materials, unless otherwise prior agreed in writing by the Borough Council.
4. Before development is commenced precise details of the materials to be used in the surfacing of external areas outside of the building, including anti-skid surfacing to the proposed ramp, shall be submitted to and approved in writing by the Borough Council. The development shall be constructed in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water (including to the proposed car park and vehicular access ramp) and the disposal of foul sewage from the site and buildings/structures have been submitted to and approved by the Borough Council. The

development shall be constructed in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

6. Before development commences a method statement setting out measures to ensure the safe removal of the trees to the boundary with Porchester Road shall be submitted to and approved in writing by the Borough Council. The development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
7. Before development is commenced, and notwithstanding the details of enclosure shown on the approved plans, there shall be submitted to and approved by the Borough Council precise details of the means of enclosure to the site, including any works to the hedge to the boundary with 7 Hilton Road. The development shall be constructed in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
8. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing precise details of retaining structures adjacent to neighbouring boundaries; the position, type and planting size of all trees and shrubs proposed to be planted, including where appropriate details of existing trees to be felled and retained; a schedule indicating how the proposed soft landscaping is to be maintained, which should cover a minimum period of five years; and details of how any invasive plants (such as Japanese Knotweed) are to be removed from the site. The approved landscape plan shall be carried out in the first planting season following the substantial completion of the development. If within a period of five years beginning with the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.
9. Before development commences precise details of internal and external lighting to the proposed car park and access ramp shall be submitted to and approved in writing by the Borough Council. The internal and external lighting shall be provided in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

10. Before development is commenced, details of an access ramp with balustrade to facilitate pedestrian access onto Porchester Road shall be submitted to and approved in writing by the Borough Council. The development shall be constructed in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
11. Before development is commenced precise details of the proposed access gates, which shall be electronic and shall open into the site, together with details of CCTV to monitor access and egress, shall be submitted to and approved in writing by the Borough Council. The approved details shall be installed prior to the occupation of the first dwelling, and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
12. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a Preliminary Ecological Appraisal of the site, including any recommended mitigation measures. Any mitigation measures shall be implemented in accordance with the approved details.
13. The works to trees on the site shall take place outside the bat activity and bird nesting season (March to October inclusive), unless pre-commencement checks for bats and nesting birds have been undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If any bats or nesting birds are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences, unless otherwise prior agreed in writing by the Borough Council.
14. Before development is commenced, there shall be submitted to and approved in writing by the Borough Council details of a scheme for the provision of bird boxes on or within the fabric of a proportion of the houses; bird boxes should target species such as house sparrow and swallow. 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, and shall be retained for the lifetime of the development.
15. Before development commences precise details of salt and grit boxes to be provided as part of the development, and the proposed location of these features, shall be submitted to and approved in writing by the Borough Council. The salt and grit boxes shall be provided in accordance with the approved details

prior to the first occupation of the development hereby approved and shall be retained thereafter in accordance with the approved details for the lifetime of the development.

16. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a Local Labour Agreement to cover the construction of the development hereby permitted. The Local Labour Agreement shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
17. No part of the development hereby permitted shall be first occupied until details of a dropped vehicular footway crossing have been submitted to and approved in writing by the Borough Council. The dropped vehicular footway crossing shall be constructed in accordance with the approved details before the development hereby permitted is first occupied and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
18. No part of the development hereby permitted shall be first occupied until details of the proposed means of closure of the existing site access on Sandford Road and re-instatement of the access crossing as footway with full height kerbs have been submitted to and approved in writing by the Borough Council. The existing site access shall be permanently closed and the access crossing reinstated as footway in accordance with the approved details before the development hereby permitted is first occupied and shall be retained as approved for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
19. No part of the development hereby permitted shall be brought into use until the visibility splays of 2.4 metres by 43 metres in both directions, as shown on drawing no: 0004 Rev C, are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of any obstructions exceeding 600 millimetres in height for the lifetime of the development.
20. No part of the development hereby permitted shall be brought into use until the access to the car parking areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall thereafter be maintained in such hard bound material for the lifetime of the development.
21. No part of the development hereby permitted shall be brought into use until the access is constructed with a gradient not exceeding 1 in 20 for a distance of 5 metres from the rear of the highway boundary, and never exceeding 1:12 thereafter, as shown on drawing no: 0004 Rev C.

22. No part of the development hereby permitted shall be brought into use until the motorcycle and cycle parking facilities, as indicated on drawing no: 0003 Rev D, have been provided. The motorcycle and cycle parking facilities shall not thereafter be used for any purpose other than the parking of motorcycles and cycles.
23. No part of the development hereby permitted shall be brought into use until the car parking area has been surfaced and drained, and the individual parking spaces have been clearly marked out, as indicated on drawing no: 0003 Rev D. The spaces shall be kept available for unallocated parking in association with the development thereafter. The car parking area shall not thereafter be used for any purpose other than the parking of motorcycles and cycles.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to allow a proportionate approach to minor material amendments.
3. To ensure that the materials to be used in the external elevations of the proposed building are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To ensure that the means of surfacing of the development, and in particular the ramp (which should have a rough surface), are satisfactory and to ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
5. To ensure that the development is provided with a satisfactory means of drainage, and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with the aims of Section 10 of the National Planning Policy Framework, Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014) and Policy 1 of the Aligned Core Strategy for Gedling Borough (September 2014).
6. In the interests of public safety and to ensure the structural stability of the adjoining highway is retained, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

7. To ensure a satisfactory means of enclosure of the site, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
8. To ensure that the landscaping of the proposed development accords with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
9. In order to protect neighbouring amenity and ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
10. In order 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 Policies Saved 2014).
11. In the interests of crime prevention and in order 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 Policies Saved 2014).
12. To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
13. To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
14. In order to compensate for the loss of trees and shrubs to be removed and to enhance biodiversity, in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
15. In the interests of highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
16. To seek to ensure that the construction of the site provides appropriate employment and training opportunities, in accordance with Policy 4 of the Aligned Core Strategy for Gedling Borough (September 2014).

17. In the interests of highway safety in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
18. In the interests of pedestrian and highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
19. In the interests of pedestrian and highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
20. To reduce the possibility of deleterious material being deposited on the public highway, in the interests of pedestrian and highway safety and in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
21. In the interests of pedestrian and highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
22. To promote a sustainable development, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
23. To ensure in the interests of highway safety that there is adequate off-street parking provision to reduce the possibilities of the proposed development leading to on-street parking in the area, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

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 PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

The proposal makes it necessary to construct a vehicular crossing and re-instatement of redundant crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services on 0300 500 80 80, in order to arrange for these works to be carried out.

The applicant's attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how the Borough Council might help decrease levels by incorporating mitigation measures into scheme design as standard. (See: <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>) The Borough Council would also ask that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow employees and/or clients/visitors to charge electric/plug-in hybrid vehicles whilst on site. Reference can be made to guidance produced by IET Code of Practice for EV Charging Equipment Installation for details of charging points and plugs specifications.

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 Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by providing details of issues raised in consultation responses; requesting clarification and additional information in response to issues raised and providing updates on the application's progress.

**28 ENFORCEMENT REFERENCE 0114/2015- SEVEN ACRES, 15
MANSFIELD ROAD, PAPPLEWICK**

Material Change of Use of land for caravan storage within the site and the unauthorised erection of a tree house in adjacent woodland.

The Service Manager, Development Services clarified the key points within the report.

RESOLVED:

1. 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 ensure the cessation of the caravan storage.
2. That no further action is taken in relation to the tree house.

29 ENFORCEMENT REFERENCE 0196/2016- 143 GEDLING ROAD, ARNOLD

Breach of Planning Condition No. 3 of Planning Reference 2011/0968.

The Service Manager, Development Services informed Members that the recommendation printed within the report was incomplete and should read:

- 4.1 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 ensure compliance with Condition 3 of Planning application 0196/2016.

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 ensure compliance with Condition 3 of Planning application 0196/2016.

30 APPEAL DECISION 2016/0909 - ALTHAM LODGE, MAIN STREET, PAPPLEWICK

Outline Planning Application with All Matters Reserved for the Erection of a Dwelling.

RESOLVED:

To note the information.

31 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

32 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

33 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.40 pm

Signed by Chair:
Date: