

**MINUTES
PLANNING COMMITTEE**

Wednesday 19 July 2017

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Marje Paling
 Councillor Michael Adams Councillor Colin Powell
 Councillor Pauline Allan Councillor Paul Stirland
 Councillor Alan Bexon Councillor Paul Wilkinson
 Councillor Bob Collis Councillor Henry Wheeler
 Councillor David Ellis Councillor Sarah Hewson
 Councillor Gary Gregory Councillor John Parr
 Councillor Meredith Lawrence

Absent: Councillor Chris Barnfather and Councillor Kevin Doyle

Officers in Attendance: M Avery, N Morley, S Oleksiw and L Parnell

34 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Barnfather and Doyle, who were substituted by Councillors Hewson and Parr.

35 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 21 JUNE 2017.

RESOLVED:

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

36 DECLARATION OF INTERESTS

On behalf of all members of the Committee, the Chair declared a non-pecuniary interest in application numbers 2017/0619, 2017/0636 and 2017/0581 as the site is owned by Gedling Borough Council.

37 APPLICATION NO. 2017/0201LAND NORTH OF PAPPLEWICK LANE LINBY

Application for Approval of Reserved Matters in relation to Appearance, Landscaping, Layout and Scale of Outline Planning Permission no: 2013/1406.

The Service Manager, Development Services, introduced the report.

Ms. Roberta Norris, a local resident objector, addressed Committee.

RESOLVED to GRANT APPROVAL of RESERVED MATTERS, as specified below:

Approve the Reserved Matters under planning application no: 2013/1406 in relation to the Appearance, Landscaping, Layout and Scale of the proposed development.

Conditions

1. The development hereby permitted shall be constructed in accordance with the following approved drawings and documents: House Types and Garages, received on 16th February, 2017; Materials Palette, received on 2nd March, 2017; Proposed Boundary Detail (SD-9-05), received on 7th March, 2017; Proposed Footpath/Cycle Barrier (16043-09 Rev: CA), and Garage Parking Plans (16043-10 Rev: CA), received on 12th May, 2017; Proposed Site Plan (16043-01 Rev: CP), Proposed Materials Plan (16043-05 Rev: CK), External Works Plan (16043-08 Rev: CG), and Soft Landscape Proposals, Sheets 1 to 7 (GL0716 03B, GL0716 04B, GL0716 05B, GL0716 06B, GL0716 07B, GL0716 08B, GL0716 09B), received on 30th June, 2017 and Engineering Layout Sheet 3 of 4 (E680-12 Rev: D), received on 6th July, 2017.

Reasons

1. For the avoidance of doubt and to allow a proportionate approach to minor material amendments.

Notes to Applicant

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the 6C's Design Guide in conjunction with Highway Development Control's requirements for Nottinghamshire County Council as the Highway Authority: (a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980; (b) It is essential that design calculations and detailed construction drawings for the proposed works are submitted to

and approved by the County Council (or Borough Council) in writing before any work commences on site.

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, additional information or drawings in response to issues raised; and providing updates on the application's progress.

38

APPLICATION NO. 2017/0619 GEDLING COUNTRY PARK VISITOR CENTRE SPRING LANE GEDLING

The erection and operation of two CCTV columns.

RESOLVED to Grant Conditional Planning Permission

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 carried out in accordance with the approved plan; Proposed Site Layout

Drawing No. 102 Rev E received by the Local Planning Authority on 1st June 2017, and supporting information received on 9th May 2017 which form part of this permission, 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 and to define the terms of this permission.

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.

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. There were no issues to resolve in the processing of this application.

39 APPLICATION NO. 2017/0581 GEDLING COUNTRY PARK VISITOR CENTRE SPRING LANE GEDLING

Retention of new 36 space car park to replace provision previously approved as part of application 2016/0788.

Ms. Jane Green, a local resident, addressed Committee.

The Service Manager, Development Services, clarified the grounds for respective planning permission being sought in this instance.

RESOLVED to Grant Conditional Planning Permission

Conditions

1. The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 8th May 2017; Site Location Plan Drawing No. 3100/17, Block Plan Drawing No. 3100/18, Landscape Strategy Drawing No. 1016/001 Rev A, Landscape Softworks

West Drawing No. 1016/003 Rev D, Landscape Softworks East Drawing No.1016/004 Rev D, Landscape Softworks South Drawing No. 1016/005 Rev D which form part of this permission, unless otherwise agreed in writing by the Local Planning Authority.

2. The parking, turning and servicing areas are to be provided in accordance with the hereby approved plan; Block Plan Drawing No. 3100/18. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. For the avoidance of doubt and to define the terms of this permission.
2. In the interests of highway safety.

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.

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.

Air Quality Electric Vehicle (EV) Charging Infrastructure 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 we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>) We would also ask therefore, that the applicant considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow those accessing the facilities to charge electric/plug-in hybrid vehicles. 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.

APPLICATION NO. 2017/0636 GEDLING COUNTRY PARK VISITOR CENTRE SPRING LANE GEDLING

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)

RESOLVED to 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.

41 APPLICATION NO. 2016/0913 LAND ADJACENT TO THE FORMER CALVERTON COLLIERY OFF OXTON ROAD CALVERTON

Application No. 2016/0913 was withdrawn from the agenda.

42 APPEAL DECISION - 2016/0848 - 88 SHEEPWALK LANE, RAVENSHEAD.

RESOLVED:

To note the information.

43 PLANNING DELEGATION ACTION SHEETS

RESOLVED:

To note the information.

44 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

45 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The Chair and Committee Members congratulated Principal Planning Officer, Nick Morley, on his forthcoming retirement after 30 years with the Council and thanked him for his service to the Borough.

The meeting finished at 6.35 pm

Signed by Chair:
Date: