

**MINUTES
PLANNING COMMITTEE**

Wednesday 18 October 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 Paul Stirland
 Councillor Alan Bexon Councillor Paul Wilkinson
 Councillor Bob Collis Councillor Henry Wheeler
 Councillor Kevin Doyle Councillor John Parr
 Councillor David Ellis

Absent: Councillor Colin Powell

Officers in Attendance: M Avery, D Gray, C Goodall and F Whyley

63 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Powell. Councillor Parr attended as a substitute.

64 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 30 AUGUST 2017.

RESOLVED:

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

65 DECLARATION OF INTERESTS

None.

66 APPLICATION NO. 2017/0207 - ST WILFRIDS SQUARE CALVERTON

3 storey building comprising; 8no. first and second floor residential dwelling flats (C3) and 4no. ground floor retail units (A1).

Mr John Bailey, Chair of Calverton Parish Council, spoke in objection to the application.

The Service Manager – Development Services introduced the application and explained that further to the publication of the report, four additional letters of objection had been received, including one from Calverton Parish Council. However, the late representations did not lead officers to change the recommendations within the report.

After discussion and on the requisition of two Members, the motion to grant planning permission was put to a named vote and the motion was carried.

For the Motion:

Councillor P Allan	Councillor B Collis
Councillor D Ellis	Councillor G Gregory
Councillor M Lawrence	Councillor B Miller
Councillor M Paling	Councillor J Truscott
Councillor H Wheeler	Councillor P Wilkinson

Against the Motion:

Councillor M Adams	Councillor C Barnfather
Councillor A Bexon	Councillor K Doyle
Councillor J Parr	Councillor P Stirland

RESOLVED that the Borough Council GRANTS 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 approved shall be completed strictly in accordance with the approved plans and application forms drawing no's: 7097 - Design and Access Statement; (Proposed Sections) 7097/08 Rev D; (Revised Proposed Floor Plans) 7097/06 Rev G; (Revised Proposed Elevations) 7097/07 Rev E; (Revised Proposed Block Plan) 7097/04 Rev G; and (Revised Site Location Plan) 7097/02 Rev B.
3. Before the development hereby permitted commences a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. Your attention is brought to the informative below outlining detailed requirements of the surface water drainage scheme. The

scheme shall subsequently be implemented strictly in accordance with the approved details before occupation and shall be retained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

4. Prior to the commencement of the development hereby permitted, precise details of all the materials to be used in the construction of the external surfaces of the development (including details of all new external doors/window frames and decorative details), shall be submitted to and approved by the Local Planning Authority in writing. Samples of the proposed external finishes shall be submitted for consideration and subsequent approval. The development shall thereafter be completed strictly in accordance with the approved details and materials.
5. Before development is first commenced full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Once approved the works shall be carried in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme of works that has been prior agreed in writing with the Local Planning Authority.
6. The hard and soft landscaping details to be submitted in relation to condition 5 above shall include the following; proposed finished levels or contours of the site; hard surfacing materials for car parking areas, pedestrianised areas and other vehicular and pedestrian access and circulation areas; minor artefacts and structures such as lighting, bollard style luminaires, street furniture; planting plans; written specifications; schedules of plants (noting species, plant sizes and proposed numbers/densities) and a schedule of landscape maintenance for a minimum period of five years from the date that the soft landscape works are completed.
7. No part of the development hereby permitted shall be brought into use until the proposed car parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 7097/04 Rev G. 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.
8. Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority precise

plans and details of the relocation of the CCTV Column and Camera on St Wilfrid's Square. The relocation shall be approved in agreement with Gedling Borough Council's Community Protection Manager.

9. Before development hereby approved is first commenced, precise details and elevation drawings of the proposed bin stores, as shown on drawing no: 7097/04 Rev G, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples of materials to be used on the external surfaces. The development shall be implemented in accordance with the written approval and retained as such for the lifetime of the development.
10. Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority details of a Local Employment Agreement to cover the construction of the development hereby permitted. The Local Employment Agreement should be developed and implemented in accordance with the Construction Industry Training Board (CITB) and the National Skills Academy for Construction Client-Based Approach; Local Client Guidance England. Once approved the development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
11. The new Retail Units (A, B, C, and D), as indicated on the approved drawing 7097/04 Rev G, shall be used for strictly for Retail purposes within Use Class A1 (Retail) under the provisions of The Town and Country Planning (Use Classes) (England) Order 1987 (as amended) (or any Order amending, revoking or re-enacting that Order with or without modification) only. The units shall remain A1 (Retail) only for the life of the development unless otherwise approved in writing by the Local Planning Authority.
12. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CEMP. The CEMP shall include but not necessarily be restricted to the following details; a) Details of the siting of all temporary contractors compounds and construction operatives car parking areas; b) The loading and unloading of arrangements for heavy plant and machinery; c) The location of, extent and duration of any temporary stockpiling areas; d) Measures to avoid nesting birds; e) A tree protection plan showing the siting of the protection measures around the

individual trees to be retained; f) Wheel washing facilities/measures to prevent mud being deposited on the surrounding highway; g) A programme of implementation works for items (a) - (f) above

13. Before development hereby approved is first commenced precise details and elevation drawings of the proposed/replacement canopies as shown on drawing no: 7097/04 Rev G (Proposed Block Plan), shall be submitted to and approved in writing by the Local Planning Authority. The details should include samples of materials to be used on the external surfaces. Once approved the development shall be implemented strictly in accordance with the written approval and shall be implemented prior to the first use of any part of the retail / residential building hereby approved.

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 prevent the increased risk of flooding, to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
4. To protect the visual amenities of the locality and nearby residential occupiers and to ensure that the development would be constructed of materials, texture and design quality and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
5. To ensure that the details of the development are acceptable , in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
6. To ensure that the final form of the development complies with policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
7. 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.

8. To protect the amenities of the locality and nearby residents and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
9. To ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
10. 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).
11. To ensure a strong retail focus is protected within the existing Local Centre and in accordance with the requirements of the Gedling Borough Council Aligned Core Strategy Policy 6 and Local Planning Document LPD49.
12. To protect the amenities of the locality and nearby residential occupiers and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
13. To ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

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), and the Local Planning Document 2017, where appropriate. In the opinion of the Borough Council, the proposed development largely 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 impact of departing from the Development Plan.

Notes to Applicant

The detailed surface water drainage scheme to be submitted shall: - require all flows to be attenuated to Qbar for the entire site;- include provision for the entire site to be drained to the surface water drainage system with appropriate run-off coefficients or other factors used to represent the differing run off characteristics of the various parts of the

site;- include an exceedance check using microdrainage software to simulate the drainage system for the 100year + 30% climate change event for a range of durations from 15 minutes to 24 hours to assess where the drainage system may flood. If this occurs, provision must be made for the accumulated volumes and flows to be directed to the surface water attenuation areas; - demonstrate that the surface water drainage system is designed in accordance with CIRIA C635 and C753, and the National SUDS Standards;- demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year plus climate change return periods;- confirm how on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.

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.

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.

Your attention is brought to the requirements of Condition 8. The relocation shall be approved in agreement with Gedling Borough Council's Community Protection Manager and at the expense of the developer of the 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 divert 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. If you require further information, please contact Severn Trent Water on 0116 234 3834.

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 meeting the applicant to discuss issues raised, 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.

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

67 APPLICATION NO. 2017/0157 - 72-74 WESTDALE LANE EAST GEDLING

The erection of 10no 2 bedroom apartments.

The Service Manager – Development Services introduced the report.

Mr Barlow, a resident, spoke in objection to the application.

RESOLVED that the Borough Council GRANTS 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. This permission shall be read in accordance with the following plans received by the Local Planning Authority on 13th July 2017: 'Proposed Site Layout' Drawing No. MT/MH/016/037/04 Revision A, 'Proposed Floor Layouts and Elevations' MT/MH/016/037/03 Revision C and MT/MH/016/037/03 Revision B, as well as the Site Location Plan received on 3rd February 2017. The development shall thereafter be undertaken in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.
3. Before development commences, samples of all materials to be used in external elevations of the development shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials unless otherwise agreed with the Local Planning Authority.
4. Before development commences, details of the means of enclosure of the site shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
5. Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority details of the means of surfacing of the unbuilt portions of the site. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
6. Before development commences, details of a landscape plan showing the position, type and planting size of all trees and shrubs proposed to be planted shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
7. No part of the development hereby permitted shall be brought into use until the parking/turning areas are provided and surfaced in a

bound material with the parking bays clearly delineated in accordance with plan ref: MT/MH/016/037/04 Revision A. The parking/turning 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/turning of vehicles.

8. No part of the development hereby permitted shall be brought into use until dropped vehicular footway crossings are available for the parking spaces accessed from Adbolton Avenue and for the accesses for the car parking area on Westdale Lane in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
9. No part of the development hereby permitted shall be brought into use until the existing site accesses that has been made redundant as a consequence of this consent are permanently closed and the access crossing reinstated as footway in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.
10. No part of the development hereby permitted shall be brought into use until the access driveway/parking areas are 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.
11. Prior to the commencement of the development hereby approved, excluding the demolition of the existing buildings, a written assessment of the nature and extent of any potential or actual contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall include a survey of the extent, scale and nature of contamination and an assessment of the potential risks to human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. The assessment shall be undertaken by a competent person and shall assess any contamination of the site whether or not it originates on site.
12. In the event that remediation is required to render the development suitable for use, a written remediation scheme and timetable of works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be

implemented in accordance with the approved details. Prior to the development being first occupied, a Verification Report (that satisfactorily demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority.

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and development must be halted immediately on that part of the site until such time that the Borough Council has given written approval for works to recommence on site. Once contamination has been reported to the Borough Council, an assessment of contamination must be undertaken in accordance with the requirements of condition 11 above. Where remediation is necessary, a written remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Borough Council. The Remediation Scheme shall be implemented as approved.
14. Unless otherwise agreed by the Local Planning Authority, development shall not commence until a Dust Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan should be produced and carried out in accordance with 'The Control of Dust and Emissions from Construction and Demolition' (Best Practice Guidance).
15. Before the hereby approved development is first brought into use, details of the management arrangements for the maintenance of all areas of outdoor open space, including car parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The approved management arrangements shall remain in situ for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
16. The bathroom windows in the north-eastern and north-western elevations of the hereby approved development shall be so designed as to be top-opening only and glazed with obscure glass to a minimum of Pilkington Level 4 and thereafter be retained as such throughout the lifetime of the development. No further windows or openings shall be formed in any elevations 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.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
5. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
6. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
7. 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 and to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
8. In the interests of Highway safety.
9. In the interests of Highway safety.
10. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
11. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). Also to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.
12. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework

and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). Also to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.

13. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). Also to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.
14. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
15. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
16. To preserve the amenity and privacy of adjoining properties and to ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 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 in this location.

The proposal makes it necessary to construct vehicular crossings and accesses over a footway of the public highway, together with reinstatement of redundant accesses. 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.

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 Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Discussions have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. The application for planning permission is subsequently approved subject to conditions.

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 applicants 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 developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point per dwelling; to allow future residents to charge electric/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.

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APPLICATION NO. 2017/0822 - LAND ADJACENT 8A ORCHARD RISE LAMBLEY

Remove steps and form ramp to public footpath adjacent to 8a Orchard Rise, Lambley.

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 This permission shall be read in accordance with the details and drawings submitted on the 03rd July 2017, Drawing 1770-01, amended drawings submitted on the 06th September 2017, Drawing 1770-03-A and Drawing 1770-04, and the revised redline site location plan submitted on 05th October 2017, Drawing 1770-02-A. The development shall thereafter be undertaken in accordance with these plans, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Notwithstanding the details shown on Drawing No. 1770-4, the hereby approved handrail shall be painted black and constructed from metal, 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.
- 3 In the interest of visual amenity and in accordance with Policy ENV15 of the Gedling Borough Replacement Plan.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable and would improve public access. The proposed development therefore accords with Policies 32 and 35 in the Local Planning Document, Saved Policies ENV1, ENV15 and T12 of the Gedling Borough Replacement Plan, Policy 10 of the Aligned Core Strategy and the aims set out within the National Planning Policy Framework. It is therefore recommended that planning permission is granted.

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

The applicant is advised that all planning permissions granted on or 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 given that there is no net additional increase of floorspace as a result of the development.

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.

Date Recommended: 13th September 2017

69 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

70 FUTURE APPLICATIONS

RESOLVED:

To note the information.

71 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

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**APPEAL DECISION ROSE COTTAGE GOOSEDALE LANE
BESTWOOD**

Retain extension to rear of garage for workshop.

RESOLVED:

To note the information.

The meeting finished at 7.05 pm

Signed by Chair:
Date: