

**MINUTES  
PLANNING COMMITTEE**

**Wednesday 18 April 2018**

Councillor John Truscott (Chair)

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

Absent:                      Councillor Bob Collis and Councillor Gary Gregory

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

**108                      APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.**

Apologies for absence were received from Councillor Collis. Councillor Weisz attended as a substitute.

**109                      TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 14 MARCH 2018.**

**RESOLVED:**

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

**110                      DECLARATION OF INTERESTS**

The Chair declared a collective non-pecuniary interest in items 4 and 5 on the agenda as Gedling Borough Council was in ownership of the land.

**111                      APPLICATION NO. 2018/0033 - GEDLING COUNTRY PARK, SPRING LANE**

**Removal of condition 24 of planning approval 2013/1387. Hours of use for access point.**

The Service Manager – Development Services introduced the report.

**RESOLVED:**

**To Grant Variation of Condition 24 of planning permission 2013/1387 by issuing a replacement planning permission subject to the following conditions:**

**Conditions**

- 1 DELETED - Time period to implement permission - development completed
- 2 The development hereby approved shall be carried out in accordance with the approved plans received on the 7th December 2012, the 18th December 2012, the revised plans received on the 28th January 2013, the revised plans received on the 27th February 2013, the revised plan received on the 1st March 2013 and the plans received on the 8th November 2013, drawing numbers LR/4017514/08, LR/4017514/09, LR4017514/10, LR4017514/11, LR/4017514/12, LR/401754/05, LR4017514/03A, LR/4017514/06, LR/4017514/06, LR/4017514/02A, LR/4017514/02D, LR/4017514/03C and LR4017514/04E.
- 3 DELETED - development phases, site clearance, drainage, pathways, fencing, cultivation and seeding have been implemented.
- 4 DELETED - Surface Water Drainage scheme implemented;
- 5 DELETED - Remediation Scheme approved and implemented
- 6 DELETED - Remediation Scheme approved and implemented
- 7 DELETED - Visibility Splays implemented
- 8 DELETED - Crossings to watercourses implemented
- 9 DELETED - Car Parking and Cycle Parking implemented
- 10 DELETED - Height restriction barriers implemented
- 11 DELETED - Visibility Splay implemented
- 12 DELETED - Flood Lighting implemented
- 13 DELETED - Footpaths implemented
- 14 DELETED - Surfacing of footpaths implemented

- 15 DELETED - Pedestrian footbridges implemented
- 16 DELETED - Footways implemented
- 17 DELETED - Car Parking Areas implemented
- 18 DELETED - Flood Lighting / Security Lighting implemented
- 19 DELETED - Management of Landscaping by Parks and Street Care
- 20 DELETED - Hedgerow implemented
- 21 DELETED - Ecology Report adhered to during implementation
- 22 DELETED - footways implemented
- 23 The gates to the proposed access point from Spring Lane shall open inwards.
- 24 DELETED - Vehicular access point managed by the Borough Council.

### **Reasons**

- 1 DELETED - development implemented.
- 2 For the avoidance of doubt.
- 3 DELETED - development implemented.
- 4 DELETED - development implemented.
- 5 DELETED - development implemented.
- 6 DELETED - development implemented.
- 7 DELETED - development implemented.
- 8 DELETED - development implemented.
- 9 DELETED - development implemented.
- 10 DELETED - development implemented.
- 11 DELETED - development implemented.
- 12 DELETED - development implemented.

- 13 DELETED - development implemented.
- 14 DELETED - development implemented.
- 15 DELETED - development implemented.
- 16 DELETED - development implemented.
- 17 DELETED - development implemented.
- 18 DELETED - development implemented.
- 19 DELETED - development implemented.
- 20 DELETED - development implemented.
- 21 DELETED - development implemented.
- 22 DELETED - development implemented.
- 23 To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 24 DELETED - Vehicle Access Point Managed by Parks and Street Care.

### **Reasons for Decision**

The proposed variation of conditions 3, and 24 attached to planning permission 2013/1387 are acceptable resulting in no significant impact on highway safety or visitors to the country park. The proposal therefore accords with policies ENV1 and ENV44 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and the policies contained within the National Planning Policy Framework and the Gedling Borough Council Aligned Core Strategy.

### **Notes to Applicant**

Planning Statement - The Borough Council has worked positively and proactively with the applicant/agent which is in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

Date Recommended: 13th March 2018

**APPLICATION NO. 2017/0958 - GEDLING COUNTRY PARK  
VISITOR CENTRE SPRING LANE****Variation of Condition 2 (planning application 2017/0636) to extend  
the opening hours of cafe.**

The Service Manager – Development Services introduced the report.

**RESOLVED:****To Grant Variation of Condition 2 of planning permission 2017/0636  
by issuing a replacement planning permission subject to the  
following conditions:****Conditions**

- 1 DELETED - Time period to implement permission - development has commenced.
- 2 The development hereby permitted shall be retained in accordance with the plans received on 5th July 2016, document no's: 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 shall be retained 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 retained strictly in accordance with the approved details.
- 4 DELETED - external lighting implemented.

- 5 DELETED - Building constructed.
- 6 DELETED - Highways works implemented.
- 7 DELETED - Verification report approved and building constructed.
- 8 DELETED - Surface water drainage scheme implemented.

### **Reasons**

- 1 DELETED as development commenced.
- 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 DELETED - External Lighting Implemented.
- 5 DELETED - Building constructed.
- 6 DELETED - Highways works implemented.
- 7 DELETED - Verification report approved and building constructed.
- 8 DELETED - Surface water drainage scheme implemented.

### **Reasons for Decision**

The proposed variation of conditions 2 attached to planning permission 2017/0636 are acceptable resulting in no significant impact on highway safety or visitors to the country park. The proposal therefore accords with policies ENV1 and ENV44 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and the policies contained within the National Planning Policy Framework and the Gedling Borough Council Aligned Core Strategy.

### **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.

Date Recommended: 27th March 2018

**113 APPEAL DECISION, APPLICATION NO. 0627/2017 - LONGDALE PLANTATIONS, LONGDALE LANE, RAVENSHEAD.**

Change of use and conversion of existing machinery and log storage building to 2no holiday lets.

**RESOLVED:**

**To note the information.**

**114 PLANNING ENFORCEMENT UPDATE REPORT**

Christine James, Enforcement and Compliance Officer gave a presentation in order to update the Planning Committee on the progress of the planning enforcement function and to inform Members of the outcome of cases which had previously been considered by the Committee, and where formal action had been taken.

**115 PANEL DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

**116 FUTURE APPLICATIONS LIST**

**RESOLVED:**

To note the information.

**117 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.**

None.

The meeting finished at 6.45 pm

Signed by Chair:

Date: