

**MINUTES
PLANNING COMMITTEE**

Wednesday 11 December 2013

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Cheryl Hewlett
 Councillor Pauline Allan Councillor Sarah Hewson
 Councillor Roy Allan Councillor Mike Hope
 Councillor Peter Barnes Councillor Meredith Lawrence
 Councillor Chris Barnfather Councillor Marje Paling
 Councillor Denis Beeston MBE Councillor Colin Powell
 Councillor Alan Bexon Councillor Suzanne Prew-Smith
 Councillor Bob Collis Councillor Gordon Tunnicliffe
 Councillor Andrew Ellwood

Absent: Councillor John Boot and Councillor Jenny Hollingsworth

Officers in Attendance: J Cole, L Sugden, L Parnell and B Pearson

95 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Boot and Hollingsworth.

96 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 20 NOVEMBER 2013.

RESOLVED:

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

97 DECLARATION OF INTERESTS

None.

98 APPLICATION NO. 2013/1090- LAND AT STOCKINGS FARM, CALVERTON ROAD, ARNOLD, NOTTINGHAMSHIRE.

Phase 3 - substitution of house types, Plots 218, 220, 221, 232, 233, 235, 241, 244, 245 and 246.

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 approved shall be built in accordance with the approved Walton, Willesley, Laughton, Lichfield and Lowesby house types, Site Planning Layout Phase 3 (12060-01 Rev M) and Street Scenes Phase 3 (12060-02 Rev B) deposited on the 12th September 2013.
3. All details approved by pre-commencement condition, or conditions requiring pre-occupation details, under application nos: 2005/0925 & 2010/0437, other than details being dealt with by condition under this application, shall remain applicable and of effect.
4. No part of the development hereby approved shall be first occupied until a planning obligation pursuant to Section 106 of the Town & Country Planning Act 1990 has been entered into by all persons with a relevant interest in the site & lodged with the Borough Council to re-apply, as appropriate, the terms of the original planning obligation attached to outline planning permission no: 2005/0925 & the Borough Council as local planning authority has notified in writing the persons submitting the same that they are to the Borough Council's approval.
5. Before any part of the development hereby approved is first occupied there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted.
6. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
7. The approved means of enclosure & surfacing of the unbuilt on portions of the site shall be completed before the dwellings they serve are first brought into use.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. For the avoidance of doubt.
4. To secure the provision of contributions towards public open space, affordable housing, health care facilities, education facilities & integrated transport measures in accordance with Policies T1, H2, C2, R3 & H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 & the

Supplementary Planning Documents in relation to Open Space Provision & Affordable Housing.

5. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
6. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed substitution of house types & reduction in house numbers would achieve an effective & efficient use of land that would have regard to the appearance of the area & would have no significant adverse impact on highway safety or residential amenity. The proposed development meets with the fundamental aims of the National Planning Policy Framework & Policies ENV1, C2, H2, H4, H8, H16, H18, R3 & T1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008. It also accords with the aims of Policies 8 & 10 of the Gedling Borough Aligned Core Strategy Submission Documents (2013).

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.

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.

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APPLICATION NO. 2013/1162- LAND AT STOCKINGS FARM, CALVERTON ROAD, ARNOLD, NOTTINGHAMSHIRE.

Substitution of house types for plots 338-340inc 346-352inc 354-359inc 362-367inc (Now referred hereto as plots 338-340inc and 346-368inc).

RESOLVED to GRANT PLANNING PERMISSION subject 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 built in accordance with the approved House Types DH304VE-2, DH313CD-2, DH313CDW-2, DH330V-2, DH400G-2, DH402V-2, Dh403V-2, DH404V-2, DH413V-2, DH418V-2; DH419G-2, DH428G-2, DH501V-2, DH516R-2 deposited on 26th September 2013, the revised Planning Layout ER/1042-03 Rev K and email confirming the length of the driveway serving plot 362 received on 26th November 2013.
3. All details approved by pre-commencement condition, or conditions requiring pre-occupation details, under application nos: 2005/0925 & 2010/0437, other than details being dealt with by condition under this application, shall remain applicable and of effect.
4. No part of the development hereby approved shall be first occupied until a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 has been entered into by all persons with a relevant interest in the site and lodged with the Borough Council to re-apply, as appropriate, the terms of the original planning obligation attached to outline planning permission no: 2005/0925 and the Borough Council as local planning authority has notified in writing the persons submitting the same that they are to the Borough Council's approval.
5. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure, including retaining walls, to the individual plot boundaries. The development shall then be completed in accordance with the approved details.
6. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the proposed means of surfacing of the access roads, private drives, pathways and other unbuilt on portions of the site. The development shall then be completed in accordance with the approved details.
7. Before any part of the development hereby approved is first occupied there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted.
8. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

9. The garages shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling houses which they serve. They shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose 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. For the avoidance of doubt.
4. To secure the provision of contributions towards public open space, affordable housing, health care facilities, education facilities and integrated transport measures in accordance with Policies T1, H2, C2, R3 and H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and the Supplementary Planning Documents in relation to Open Space Provision and Affordable Housing.
5. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
6. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
7. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
9. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed substitution of house types would achieve an effective and efficient use of land that would have regard to the appearance of the area and would have no significant adverse impact on highway safety or residential amenity. The proposed development meets with the fundamental aims of the National Planning Policy Framework and Policies ENV1, C2, H2, H4, H8, H16, H18, R3 and T1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords with the aims of Policies 8 and 10 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.

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.

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.

100 APPEAL DECISION- 86 SHEEPWALK LANE, RAVENSHEAD, NOTTINGHAMSHIRE

RESOLVED:

To note the information.

101 APPEAL RECEIVED- 23 KNIGHTON ROAD, WOODTHORPE, NOTTINGHAMSHIRE

RESOLVED:

To note the information.

102 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

103 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

104 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

The Chair provided an update to Committee on current Judicial Review proceedings.

The meeting finished at 6.15 pm

Signed by Chair:

Date: