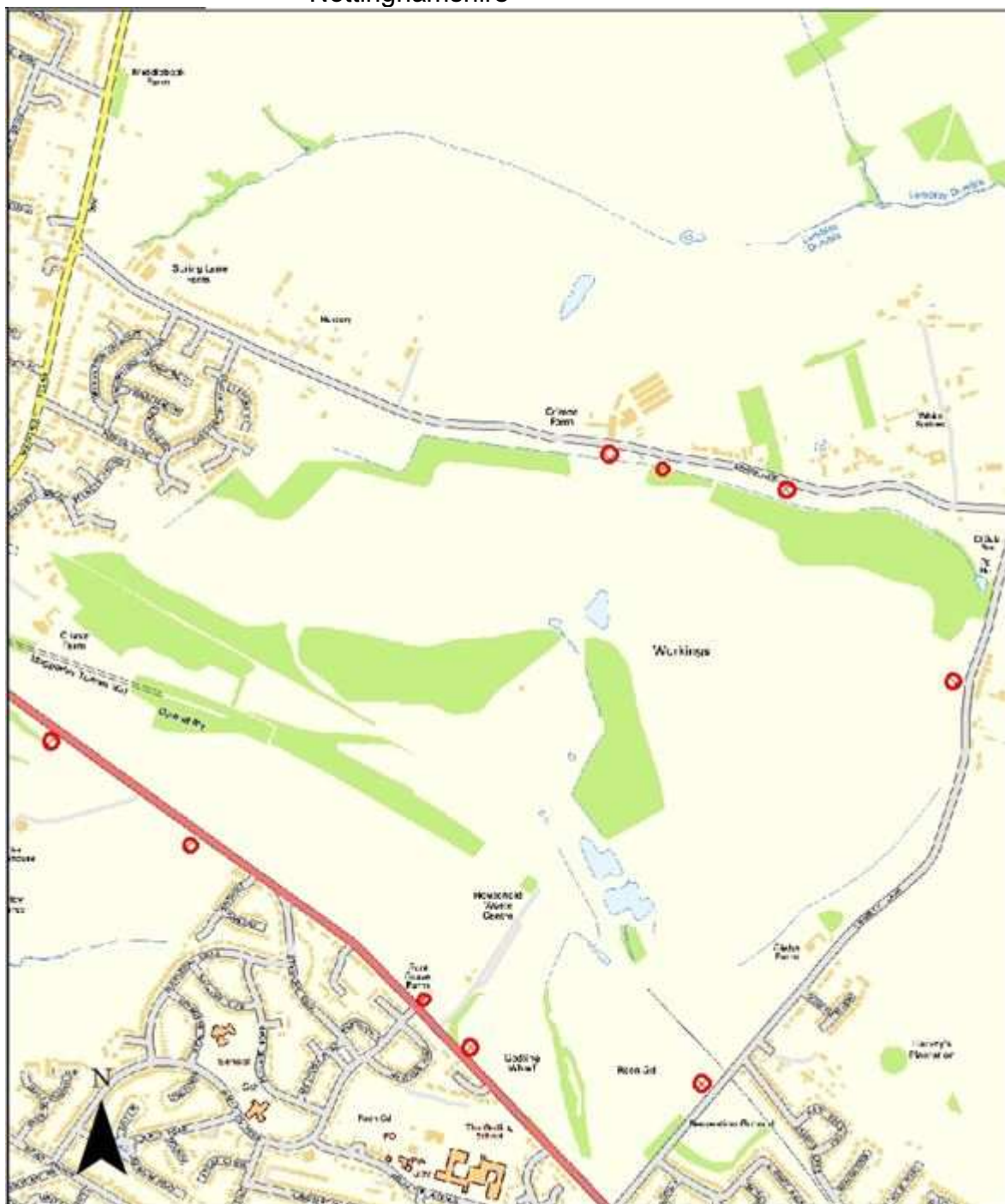


Application Number: 2013/1482

Location: Gedling Country Park, Lambley Lane, Gedling,
Nottinghamshire



NOTE:

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Report to Planning Committee

Application Number:	2013/1482
Location:	Gedling Country Park, Lambley Lane, Gedling, Nottinghamshire
Proposal:	Erect site notice board to display information regarding The Country Park
Applicant:	Miss K Cafferkey
Agent:	

This application is being brought to Committee due to the applicant being a member of staff at Gedling Borough Council.

Site Description

The application site relates to the former Gedling Colliery site which covers an area of approximately 110 hectares. The colliery closed in 1991 and has been restored to its current state which is largely open grassland with areas of conservation grassland and woodland planting. The site is a dominant feature in the landscape with two colliery spoil heaps, to the west and east of the site, on the southern slope of an irregular east to west ridgeline. The spoil heaps are connected by a saddle of colliery spoil between the two main heaps. The larger eastern spoil heap has steep southern and eastern slopes with a large plateau.

The site is bounded to the north by Spring Lane, to the east by Lambley Lane and to the west by residential properties. Residential properties are currently being erected to the north west of the application site off Spring Lane. The former colliery yard and the line of the former mineral railway line lie to the south of the application site. A methane plant is now in operation adjacent to the southern boundary of the site.

There are residential developments directly to the west together with properties along Spring Lane to the north of the site and along Lambley Lane to the east of the site. To the south of the site is mature woodland, agricultural land and a recreation ground to the south east of the site. Beyond this to the south and east of the site lie residential areas. The Mapperley Golf Club lies to the south west off Arnold Lane and undulating agricultural land lies to the north and east of the site.

All colliery structures have been demolished and removed from the site except for isolated headwalls, spillways, pipes and culverts which are associated with the site water management system.

There is a Site of Importance for Nature Conservation (SINC) to the south of the site.

Planning History

2012/1456 – Conditional planning permission was granted in April 2013 for the creation of a country park, including a new access road, car park and surfaced paths.

2013/1329DOC – An application was submitted in November 2013 to discharge Conditions 4, 5 and 6 of application No. 2012/1456. The application was accepted in December 2013.

2013/1387 – A application to vary Conditions 2, 3, 7, 10, 12, 23 and 24 of the original planning application, No. 2012/1456, was submitted in November 2013. This application has yet to be determined.

Proposed Development

Express advertisement consent is sought to display;

3 x sets of signs arranged in 'V' formation. The information signs measure 1.5m by 1.5m. The adverts are detailed to be a maximum of height of 2m from the ground. The plans detail the signs to be located at various positions around the perimeter of the site, including along Spring Lane, Lambley Lane and Arnold Lane.

2 x site hoarding adverts with details of site safety and working practices.

Consultations

Nottinghamshire County Highways - The statutory consultation period for representations is until 9th January 2014 and any consultation responses will be reported verbally at Committee.

Planning Considerations

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 state that Local Planning authorities should consider applications in the interests of amenity and public safety. The National Planning Policy Framework (2012) (NPPF) is the relevant national policy guidance in the determination of this application.

Paragraph 67 of the NPPF states that:-

'Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and

public safety, taking account of cumulative impacts.'

I am satisfied that, although relatively large, the proposed signage is of an acceptable scale when considered against the size of the application site and the wide diffusion of the signage along 3 distinct road frontages that border the site. I am therefore of the opinion that the proposed adverts would not unduly impact on the visual amenity of the site or the wider area.

In addition, I am also aware of Paragraph 73 of the NPPF which encourages access to high quality open spaces and opportunities for sport and recreation. Similarly Policy ENV44 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2008 describes the Country Park as "a stepping-stone to the wider countryside and public rights of way network" and extolls that the park "will be managed for the benefit of both wildlife and communities providing an area for extensive recreational activity". As the proposed adverts are detailed to make the public aware of the creation of Gedling Country Park, I therefore consider that the proposal will assist in the aims of Paragraph 73 of the NPPF and be of wider benefit when taking into account the overall impact of the adverts.

Recommendation:

To GRANT ADVERTISEMENT CONSENT subject to no further representation being received that raise material planning considerations and the following conditions:

Conditions

1. The proposed advertisements and signage shall be erected in accordance with the revised application forms and plans deposited on 12th December 2013 as part of this application.

Reasons

1. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed signs will result in no undue impact on the amenity of adjacent residential properties or the area in general and are acceptable from a highway safety viewpoint. The application is therefore in accordance with the 2007 Advertisement Regulations.

Notes to Applicant

Decision Statement - The Local Planning Authority has worked with the applicant in accordance with the requirements of the National Planning Policy Framework paragraphs 186 to 187