

**MINUTES
PLANNING COMMITTEE**

Wednesday 6 November 2019

Councillor John Truscott (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Rosa Keneally
 Councillor Michael Adams Councillor Meredith Lawrence
 Councillor Peter Barnes Councillor Barbara Miller
 Councillor Chris Barnfather Councillor Marje Paling
 Councillor David Ellis Councillor John Parr
 Councillor Rachael Ellis Councillor Alex Scroggie
 Councillor Andrew Ellwood Councillor Henry Wheeler
 Councillor Mike Hope

Officers in Attendance: M Avery, N Bryan, C Goodall and S Pregon

55 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None.

56 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 2 OCTOBER 2019.

RESOLVED:

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

57 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest in agenda item 4 as Gedling Borough Council own of part of the application site, and in agenda items 6 & 7 as the application sites are in the ownership of Gedling Borough Council.

Councillor Barnfather declared a non-pecuniary interest in item 4 on the agenda as a Nottinghamshire County Councillor as Nottinghamshire County Council own part of the application site.

58 APPLICATION NO 2019/0904DOC - A612 BURTON ROAD B684 MAPPERELY PLAINS

Approval of details pursuant to conditions 4 and 5 in relation to the management of traffic and pedestrian movements; Condition 6 - public transport strategy; Condition 7 - temporary lighting; Condition 11 highway design code; Condition 12 - Arboricultural Impact Assessment; Condition 13 - Landscaping; Condition 15 - noise assessment; condition 21 - recording and method statement of the garden wall at Gedling House; and Condition 22 - footpath diversion, of Planning Permission 2015/1033 for the Gedling access road.

Kelly Jagers spoke against the application on behalf of the residents of Clementine Drive.

Tony Keyworth spoke against the application as Trustee of the Friends of Gedling Country Park.

Mike Barnett spoke in support of the application on behalf of the applicant (VIA East Midlands Ltd).

The Service Manager – Development Services reported that 39 additional letters of objection were received, commenting on aspects of the proposed removal of the fence.

A further letter of comment was received from County Councillor Michael Payne stating that he would be in support of measures to retain some acoustic screening at the site.

Councillor Truscott proposed an alternative recommendation, which was duly seconded, as follows:

To approve the submitted details and to discharge the conditions in accordance with the report, with the exception of condition 15 which shall be discharged in accordance with the original details, which include an acoustic fence starting at Mapperley Plains and terminating 300m east of the approved 5 arm roundabout.

RESOLVED:

To approve the submitted details and to discharge the conditions in accordance with the report, with the exception of condition 15 which shall be discharged in accordance with the original details, which include an acoustic fence starting at Mapperley Plains and terminating 300m east of the approved 5 arm roundabout.

(Councillor Barnfather left the meeting).

Approval of reserved matters in relation to appearance, landscaping, layout and scale of the trade park and unit 1 of the employment area pursuant to outline planning permission 2017/0999.

The Service Manager – Development Services introduced the report.

Councillor Truscott provided an update as the recommendation was not included in the report.

RESOLVED:

To Grant Approval of Reserved Matters subject to conditions, as detailed in the report.

60 APPLICATION NO 2019/0752 - GEDLING COUNTRY PARK, SPRING LANE.

Creation of 100 additional car parking spaces. New connecting footpaths, landscaped bunds, and SUDS drainage system.

The Service Manager – Development Services introduced the report.

(Councillor Barnfather re-joined the meeting during the debate and did not participate in this item).

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 This permission shall be read in accordance with the application form, Existing Layout POS/190401/E-01, Proposed Layout Plan 1-500 drawing no POS/190401/P1-01, Soft Landscape Works and Ecological Mitigation Proposals drawing no POS/190401/P-05, Proposed Sections & Details 1 drawing no POS/190401/P-03, Proposed Section & Details 2 drawing no POS/190401/P-04, Proposed Layout Plan drawing no POS/190401/P-02 received 29th July 2019 and Amended Site Location Plan drawing no POS/190401/E-04 received 25th September 2019. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local

Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must thereafter be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

- 4 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.
- 5 Prior to the first use of the hereby permitted car park, details shall be submitted to and approved in writing by the Local Planning Authority as to the position within the development of three (3) Electric Vehicle Recharging Points; with appropriate cable and infrastructure provision to allow this to increase to five (5) points in total in future years. The Electric Vehicle Recharging Points shall be installed not later than 6 months from the first use of the hereby permitted car park and shall be thereafter maintained in the location as approved for the lifetime of the development.
- 6 The Soft Landscaping Works and Ecological Mitigation Proposal as identified on drawing no POS/190401/P-05 received on 29th July 2019, shall be carried out in the first planting season following the completion of the car park. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
- 7 The development shall be undertaken in accordance with the recommendations set out in Section 6 of the Preliminary Ecological Appraisal received on 15th October 2019.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.

- 4 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 5 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 6 To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with Core Strategy Policy 10, 17 & 19 and LPD18 & LPD32
- 7 In the interests of protecting ecological interests

Reasons for Decision

In the opinion of the Borough Council the proposed development would be visually acceptable and would not result in a significant undue impact on the amenity of neighbouring properties. Subject to the proposed mitigation and compensations measures outlined within the Preliminary Ecological Appraisal, the proposal appropriately mitigates against any habitat loss and provides ecological enhancements. The proposal is also acceptable from a highway perspective and the potential planning gain for this proposed development in terms of reducing on street parking and providing a more accessible recreational facilities overcomes any potential issues. In this regards proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 10, 13, 13, 16 and 17 of the ACS (2014) LPD4, LPD11, LPD18, LPD19, LPD20, LPD32 and LPD61 of the Local Planning Document (2018).

Notes to Applicant

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your

proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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.

61 APPLICATION NO 2019/0737 - GEDLING COUNTRY PARK, SPRING LANE

CCTV Camera on proposed north car park.

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 This permission shall be read in accordance with the application form received 29th July 2019, the elevation details of the 8m pole drawing no TC 8 400 01 00 and drawing no TC mast (Single Door) 00 received 13th August 2019 and the redline site location plan received 21st August 2019. The development shall thereafter be undertaken in accordance with these plans/details.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed development would be visually acceptable and in keeping with the character of the property and the area. The proposal would not result in a significant undue impact on the amenity of neighbouring properties and would comply with the relevant policies regarding crime prevention. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 10, 12, 13 & 16 of the ACS (2014) LPD 19, LPD20 & LPD32 of the Local Planning Document (2018).

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 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 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.

**62 APPEAL DECISION LAND ADJACENT TO 4 NEWCOMBE DRIVE
ARNOLD**

Erect new 3 bedroom dwelling.

RESOLVED:

To note the information.

**63 APPEAL DECISION - APPLICATION NO 2019/0129 - 18 KIGHILL
LANE RAVENSHEAD**

Erection of 5-bedroom, two storey detached dwelling.

RESOLVED:

To note the information.

64 APPEAL DECISION - APPLICATION NO 2019/0103 - 47 FLORENCE ROAD MAPPERLEY.

Construct detached garage/workshop.

RESOLVED:

To note the information.

65 FUTURE APPLICATIONS

RESOLVED:

To note the information.

66 DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

67 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.00 pm

Signed by Chair:

Date: