

**MINUTES
PLANNING COMMITTEE**

Wednesday 29 January 2014

Councillor John Truscott (Chair)

In Attendance:

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

Absent: Councillor Pauline Allan, Councillor Roy Allan and Councillor John Boot

Officers in Attendance: P Baguley, J Cole, L Parnell and F Whyley

119 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Pauline Allan, Roy Allan and Boot.

120 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 8 JANUARY 2014.

RESOLVED:

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

121 DECLARATION OF INTERESTS

None.

122 APPLICATION NO. 2013/1191 - LAND ADJ 7 STRATFORD CLOSE COLWICK NOTTINGHAMSHIRE

Proposed pair of two bed semi-detached dwellings.

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 permitted shall be completed in accordance with the submitted plans received on the 2nd October 2013 drawing no's: 885-01, 885-03, 885-04, 885-05, and 885-06, the Flood Risk Assessment received on 2nd October 2013 and the revised plan received on 13th December 2013 drawing no: 885-02A.
3. The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the Flood Resilience Measures detailed in the FRA dated 27th September 2013.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
5. No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been amended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
6. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be retained in such hard bound material for the life of the development.
7. No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area(s) is constructed with the 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.
8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site.

9. Before development is commenced 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
10. The approved landscape 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.
11. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of all means of enclosure to the site. The proposed boundary treatments shall be implemented before the development hereby permitted is first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.

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 ensure a satisfactory development.
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
5. In the interests of Highway Safety.
6. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
7. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
8. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
9. To ensure that the details of the development are acceptable , in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

10. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
11. In the interests of residential amenity, 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 development is of an acceptable size and design in its setting and would have no undue impacts on the visual appearance of the streetscene or on neighbouring amenity. There are no highway safety implications. The proposal therefore complies with Policies ENV1, ENV2, H7, H16, and T10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) and the guidance contained within the National Planning Policy Framework (March 2012).

Notes to Applicant

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 proposal makes it necessary to amend the vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services on telephone: 0300 500 80 80 to arrange for these works to be carried out.

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.

ARNOLD, NOTTINGHAMSHIRE

Proposal to erect one two storey house, following the demolition of the existing bungalow on the site.

Mr Peter Elliott spoke on behalf of the applicant at the discretion of the Chair.

Mr Stamper, a resident, spoke in objection.

RESOLVED to GRANT CONDITIONAL 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 relates to the approved plans Ref. 1507.01.20 Rev A, 1507.01.21 Rev A, Ref. 1507.01.22 Rev A, 1507.01.30 Rev A, 1507.01.31 Rev A, 1507.01.32 Rev A, 1507.01.40 Rev A, 1507.01.41 Rev A, 1507.01.34 Rev A, 1507.01.42 Rev A, 1507.01.43 Rev A, and the revised side elevation plan Ref. 1507.01.33 Rev A showing the partially obscure glazed windows as well as the revised proposed site plans 1507.01.10 Rev B and 1507.01.11 Rev B showing the amended parking space and turning area.
3. Before development is commenced there shall be submitted and approved by the Borough Council precise details of the construction materials to be used in the raised terrace areas. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwelling, including its roof, external doors and windows. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
5. Before development is commenced there shall be submitted 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 and including where appropriate details of existing trees to be felled and retained.

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. Before development is commenced there shall be submitted and approved by the Borough Council details of the means of enclosure of the site. Thereafter the approved means of enclosure shall be erected before the dwelling is first occupied.
8. No works permitted under Class A, B or C of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
9. The tree protection measures as detailed within the submitted tree survey shall be in place prior to the commencement of development at the site (including demolition and site clearance) and shall remain for entire construction phase of the development hereby approved.
10. Notwithstanding the approved plans, there shall be no access to the garage flat roof from the first floor of the proposed dwelling.

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 ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
4. To ensure that the Borough Council can assess the quality of the materials to be used within the development to ensure that a satisfactory development is delivered, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
5. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).

6. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
7. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
8. In order to protect the residential amenity of the site and adjoining dwellings, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2008).
9. To ensure a satisfactory development, in accordance with the aims of Policies ENV1 and ENV37 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
10. In order to protect the amenity of neighbouring properties in accordance with the aims of Policy ENV1 Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

Reasons for Decision

The proposed development results in no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal would also not result in any material impact on highway safety at the site. The proposal therefore accords with the aims of NPPF and Policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

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.

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.

124 APPEAL RECEIVED - ORCHARD FARM, 216 CATFOOT LANE, LAMBLEY.

RESOLVED:

To note the information.

125 APPEAL RECEIVED - LAND TO REAR OF 15-19 KIGHILL LANE, RAVENSHEAD

RESOLVED:

To note the information.

126 APPEAL RECEIVED - PARKER HOUSE NURSING HOME, 6 ALBEMARLE ROAD

RESOLVED:

To note the information.

127 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

128 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

129 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.50 pm

Signed by Chair:
Date: