

**MINUTES
PLANNING COMMITTEE**

Wednesday 9 September 2020

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 McCleary and S Pregon

32 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None received.

33 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 5 AUGUST 2020

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record, subject to the addition of Councillor Hope, who was present at the meeting, in the list of attendees.

34 DECLARATION OF INTERESTS

None.

35 APPLICATION NO. 2019/1031 - SITE OF THE EARL OF CHESTERFIELD, CARLTON HILL, CARLTON

Erection of 23 sheltered accommodation flats with one office.

The Principal Planning Officer introduced the report and informed Members that, since publication of the agenda, one further letter of objection had been received. The letter raised similar concerns to those outlined by other objectors, as detailed in paragraph 4.1 of the report expressing concern about the scale of building and level of support to occupiers; however, these matters had been addressed in the report.

Members were also informed that amended plans had been submitted that slightly altered the elevation treatments to the scheme; however, they were relatively minor and altered the scheme to comply with building and fire regulations and required the insertion of a door to a stairwell as a means of escape, which would be in the Carlton Road elevation.

As a result, there was a need to update the drawing numbers at condition 2.

In all other respects, the conditions were intended to remain as drafted.

Councillor Adams left the meeting at 6.15pm.

RESOLVED:

To Grant Planning Permission: Subject to the owner enters into a Section 106 planning obligation with the Borough Council as Local Planning Authority to secure 100% affordable housing and a local labour agreement, and subject to the conditions listed for the reasons set out in the report.

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.

2. This permission shall be read in accordance with the application form and following list of approved drawings:

2321/P 100A – location plan
2321/P 102G – Proposed site plan
2321/P 210D – Ground floor layout
2321/P 211D – First floor layout
2321/P 212C – Second floor layout
2321/P 213D – Elevations

The development shall thereafter be undertaken in accordance with these plans/details.

3. Prior to above ground works commencing, samples of the materials to be used on the external elevations of the building shall be submitted to and approved in writing by the Local Planning Authority . The development shall thereafter be constructed in accordance with the details as approved.

4. Prior to above ground works commencing, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority.

The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, 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.

5. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing no. 2321/P 102 F. The parking, turning and servicing areas shall be maintained in such bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.

6. No part of the development hereby permitted shall be brought into use until all redundant dropped kerbs on Carlton Hill and Southcliffe Road have been reinstated as footway with full height kerbs.

7. Prior to the commencement of development the following shall be submitted to and approved in writing by the Local Planning Authority:

Site Characterisation

An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Submission of Remediation Scheme

Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

8. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified 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 be undertaken in accordance with the requirements above, 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.

10. Prior to the occupation of the building(s) hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority as to the position within the development of one (1) Electric Vehicle Recharging Point. The Electric Vehicle Recharging Point shall be in a prominent position on the site and shall be for the exclusive use of zero emission vehicles. The Electric Vehicle Recharging Point shall be installed prior to occupation of any part of the development and shall be thereafter maintained in the location as approved for the lifetime of the development.

11. 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.

12. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

13. Prior to above ground works commencing, details of a cycle storage rack shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to the flats being occupied and shall be retained as such thereafter.

Chris Gowlett of Persimmon Homes (the applicant), spoke in support of the application.

The Assistant Director for Planning and Regeneration introduced the report.

RESOLVED:

To grant reserved matters approval, subject to the imposition of conditions, as set out in the report:

1. This permission shall be read in accordance with the application form and following list of approved drawings:

Affordable Housing Plan CA-PL-02 rev E
Location Plan CA-PL-01 rev A
Public Right of Way CA-PL-03 rev B
Planning Layout CA-PL-05 rev D
Charter Plan CA-PL-04 rev D
LEAP Proposals 7403-L-22 rev A
Planting Plan 7403-L-21 rev E
Alnwick Brick Plans and Elevations 638-PL-01
Hanbury Brick Plans and Elevations 761-PL-01
Rufford Brick Plans and Elevations 870-PL-01
Chatsworth Brick Plans and Elevations 918-PL-01
Souter Brick Plans and Elevations 951-PL-01
Souter Render Plans and Elevations 951-PL-02
Sutton Brick Plans and Elevations 987-PL-01
Sutton Render Brick Plans and Elevations 987-PL-02
Hatfield Brick Plans and Elevations 969-PL-01
Hatfield Render Plans and Elevations 969-PL-02
Hatfield Cr Brick Plans and Elevations 969-PL-03
Hatfield Cr Render Plans and Elevations 969-PL-04
Clayton Cr Brick Plans and Elevations 999-PL-01
Clayton Cr Render Plans and Elevations 999-PL-02
Roseberry Brick Plans and Elevations 1096-PL-01
Roseberry Render Plans and Elevations 1096-PL-02
Leicester Brick Plans and Elevations 1187-PL-01
Leicester Render Plans and Elevations 1187-PL-02
Lumley Brick Plans and Elevations 1120-PL-01
Lumley Render Plans and Elevations 1120-PL-02
Chedworth Brick Plans and Elevations 1222-PL-01
Chedworth Render Plans and Elevations 1222-PL-02
Chedworth (Bay F) Plans and Elevations 1222-PL-03
Chedworth (Bay S) Plans and Elevations 1222-PL-04
Winster Brick Plans and Elevations 1275-PL-01
Winster Render Plans and Elevations 1275-PL-02
Corfe Brick Plans and Elevations 1415-PL-01
Corfe Render Plans and Elevations 1415-PL-02

Corfe Bay Plans and Elevations 1415-PL-03
Kendal Brick Plans and Elevations 1190-PL-01
Kendal Render Plans and Elevations 1190-PL-02
Standard Garages Single/Double Garage STDGD-02

The development shall thereafter be undertaken in accordance with these plans/details.

2. No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.

3. No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

4. The landscaping scheme as approved shall be carried out in the first planting season following the completion of the development. 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.

5. No above ground works shall commence until samples of external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

37 APPLICATION NO. 2019/0435 - LAND CORNER OF STANDHILL AVENUE, THIRD AVENUE, CARLTON

Proposed Construction of 9 No. Dwellings.

Pauline Eadie, a local resident, spoke in objection to the application.

The Assistant Director for Planning and Regeneration introduced the report.

RESOLVED:

To Grant Planning Permission subject 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 documents;-

Application Forms, received 30th April 2019

Drawing no. 721 005 Rev J "House Plot Type 3 - Proposed Floor Plans &

Elevations," received 10th July 2020

Drawing no. 721 007 Rev K "House Plot Type 5 - Proposed Floor Plans &

Elevations," received 15th April 2020

Drawing no. 721 003 Rev J "House Plot Type 1 - Proposed Floor Plans &

Elevations," received 2nd April 2020

Drawing no. 721 004 Rev J "House Plot Type 2 - Proposed Floor Plans &

Elevations," received 2nd April 2020

Drawing no. 721 006 Rev J "House Plot Type 4 - Proposed Floor Plans &

Elevations," received 2nd April 2020

Drawing no. 721 002 Rev J "Proposed Site Plan, Block & OS Plans," received

2nd April 2020

Drawing no. 721 001 Rev A "Existing Block & OS Plans," received 2nd April

2020

The development shall thereafter be undertaken in accordance with these plans/details.

3. No above ground construction works shall commence until samples of the proposed external facing materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.

4. No building shall be occupied until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries or divisions within the site, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the buildings are first occupied or such other timetable as may first have been agreed in writing with the Local Planning Authority.

5. No development shall be commenced until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These works shall be carried out as approved prior to the first occupation of each dwelling. These details shall include:

a schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species. an implementation and phasing programme.

existing trees and hedgerows, which are to be retained pending approval of a detailed scheme, together with measures for protection during construction.

hard surfacing materials

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

Class B: Additions etc to the roof of a dwellinghouse

Class C: Other alterations to the roof of a dwellinghouse

or Schedule 2, Part 2 of the Order in respect of:

Class B: Means of access to a highway

7. No part of the development hereby permitted shall be brought into use until dropped vehicular footway crossings are available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

8. No part of the development hereby permitted shall be brought into use until the redundant site accesses that has been made redundant and are permanently closed and the access crossings are reinstated to full height kerbs and footway in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.

9. No part of the development hereby permitted shall be brought into use until the visibility splays are provided in accordance with the approved plans. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions.

10. No part of the development hereby permitted shall be brought into use until the private access road and drives/ parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.

11. No part of the development hereby permitted shall be brought into use until the access road and driveways/ parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

12. No part of the development hereby permitted shall be brought into use until the access is constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary, and never exceeds 1:12 thereafter, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

13. No part of the development hereby permitted shall be brought into use until the bin store has been constructed and positioned in accordance with drawing number 721 002 RevJ.

14. 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 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.

15. Prior to occupation, each off street parking space shall incorporate a suitably rated electrical socket to allow 'Mode 2' charging of an electric vehicle using a standard 13A 3 pin socket and a 3m length cable. All EV charging points shall be clearly marked with their purpose and their purpose drawn to the attention of new residents in their new home welcome pack / travel planning advice.

16. 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.

17. No part of the development shall be commenced until details of the existing and proposed ground and finished floor levels of the site and approved building[s] have been submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

38 APPLICATION NO. 2020/0545 - LAND AT CHASE FARM (FORMER GEDLING COLLIERY), ADJACENT TO ARNOLD LANE AND LAND OFF LAMBLEY LANE

Re-design of the landscaping for the Urban Square.

The Principal Planning Officer introduced the report and informed Members that amended plans had been received during the course of the application that updated the play equipment to be more robust in terms of materials.

RESOLVED:

To Grant Full Planning Permission: Subject to the below conditions and the owner entering into a deed of variation amending the original Section 106 Agreement to planning approval: 2015/1376; and subject to the conditions listed for the reasons set out in the report.

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings: P100 - location plan 17144 rev B – play space layout - received 19 August The development shall thereafter be undertaken in accordance with these plans/details.
3. The landscaping scheme as approved shall be carried out in the first planting season following the implementation of the planning permission. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, 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.

39 APPLICATION NO. 2019/0475 - 31 HAZEL GROVE, MAPPERLEY

Single storey rear extension, new elevated hardstanding deck area and roof lantern above existing flat roof.

RESOLVED:

To grant planning permission subject to conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.

2. The development shall be undertaken in accordance with the details as set out within the application form received on the 15th May 2019, the site location plan received on the 15th May 2019, the revised block plan received on the 10th December 2019, drawing number 0117 Rev 02, the revised floor plan received on the 10th December 2019, drawing number 0117 Rev 03, and the revised elevations received on the 28th January 2020, drawing number 0117 Rev 03.

40 ENFORCEMENT REF. 0091/2018 - UNITS 13, 15 AND 17 CATTON ROAD, ARNOLD

Unauthorised change of use from B1 (business suitable in a residential area) to B2 (general industrial).

The Assistant Director – Planning and Regeneration introduced the report.

RESOLVED:

That the Assistant Director – Planning and Regeneration, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Director of Organisational Development & Democratic Services, proceedings through the courts if required to ensure the unauthorised use is ceased.

41 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

42 FUTURE APPLICATIONS

RESOLVED:

To note the information.

43

ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.15 pm

Signed by Chair:

Date: