

**MINUTES
PLANNING COMMITTEE**

Wednesday 21 October 2020

Councillor John Truscott (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Rosa Keneally
Councillor Michael Adams Councillor Meredith Lawrence
Councillor Peter Barnes Councillor Marje Paling
Councillor David Ellis Councillor Alex Scroggie
Councillor Rachael Ellis Councillor Sam Smith
Councillor Andrew Ellwood Councillor Henry Wheeler
Councillor Mike Hope

Absent: Councillor Chris Barnfather, Councillor Barbara Miller
and Councillor John Parr

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

44 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Barnfather, Miller and Parr. Councillor Smith attended as substitute.

45 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 9 SEPTEMBER 2020.

RESOLVED:

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

46 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all members of the committee in items 7, 10 and 13 on the agenda as the land is owned by Gedling Borough Council and the Council has submitted the planning applications and in items 8 and 9 on the agenda as the Council had the benefit of a servitude effecting the land subject to those applications.

Councillor Barnes and Wheeler declared that they would leave the meeting when items 7, 8, 9 and 10 on the agenda were heard as they

had been closely involved in decisions relating to Arnold Market and the Carlton Square development.

47 APPLICATION NO. 2020/0828 - SITE OF 72 TO 74, WESTDALE LANE EAST, GEDLING

The erection of 10no 2 bedroom apartments. Variation of condition 2 (approved drawings) of permission 2017/0157 for the inclusion of air source heat pumps to be positioned on external elevation of the building, minor alterations to some fenestration design, minor alterations to ground level and the addition of a Velux smoke vent.

Howard Snowden, a local resident, spoke in objection to the application.

The Assistant Director – Planning and Regeneration introduced the report.

RESOLVED:

To GRANT PLANNING PERMISSION subject to conditions:-

Conditions

- 1 This permission shall be read in accordance with the following documents and plans;-

Drawing no. DB/MM/18/027/26 Proposed Elevations, received 10th September 2020

Product information brochure, received 20th August 2020 to be read in accordance with email dated 9th September 2020 confirming that the air source heat pump units proposed are model PUAZ-W50VHA2(-BS)

Drawing no. MT/MH/016/037/04 Revision A Proposed Site Layout, received 13th July 2017

Drawing no. MT/MH/016/037/03 Revision C, received 13th July 2017 showing floorplans only

Site Location Plan, received 13th July 2017

The development shall thereafter be undertaken in accordance with the approved plans.

- 2 The means of enclosure at the site shall be carried out in accordance with the following details;-

Drawing no. DB/MM/18/027/10 Revision A, received 19th September 2018 as part of discharge of condition application 2018/0745DOC

- 3 The means of surfacing on the unbuilt portions of the site shall be carried out in accordance with the approved details;-

Drawing no. DB/MM/18/027/10 Revision A, received 19th September 2018 as part of discharge of condition application 2018/0745DOC

- 4 Soft landscaping at the site shall be carried out in accordance with the approved details;-

Drawing no. DB/MM/18/027/10 Revision A, received 19th September 2018 as part of discharge of condition application 2018/0745DOC

- 5 No part of the development hereby permitted shall be brought into use until the parking/turning areas are provided and surfaced in a bound material with the parking bays clearly delineated in accordance with plan ref: MT/MH/016/037/04 Revision A. The parking/turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking/turning of vehicles.

- 6 No part of the development hereby permitted shall be brought into use until dropped vehicular footway crossings are available for the parking spaces accessed from Adbolton Avenue and for the accesses for the car parking area on Westdale Lane in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

- 7 The site accesses at the site shall be carried out in accordance with the approved details;-

Drawing no. DB/MM/18/027/10 Revision A, received 19th September 2018 as part of discharge of condition application 2018/0745DOC

- 8 No part of the development hereby permitted shall be brought into use until the provision to prevent the unregulated discharge of surface water onto the public highway has been carried out in accordance with the following details

Aco Drain as shown on drawing no. DB/MM/18/027/11.

The approved measures shall be retained for the lifetime of the development.

- 9 The management arrangements for the maintenance of all areas of outdoor open space, including car parking areas, shall be carried out in accordance with the following details;-

The Communal Area Maintenance Plan, received 6th August 2018 in relation to discharge of condition application 2018/0745DOC.

The approved management arrangements shall remain in situ for the lifetime of the development.

Reasons

- 1 For the avoidance of doubt and to define the terms of this permission
- 2 In the interests of visual amenity
- 3 In the interests of visual amenity
- 4 In the interests of visual amenity
- 5 In the interests of highway safety
- 6 In the interests of highway safety
- 7 in the interests of highway safety
- 8 In the interests of highway safety
- 9 In the interests of visual amenity

Reasons for Decision

The proposed development is consistent with local and national planning policies. The design of the proposal is considered to be acceptable and does not have an unacceptable impact on the visual amenity of the area. The proposal will not have an unacceptable impact on the residential amenity of occupiers of neighbouring properties in terms of noise, overlooking or massing / overshadowing. Parking and access at the site is acceptable. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF, Policies A, 1, 8 and 10 of the ACS and Policies LPD 11, 32, 33, 35, 37, 40, 57 and 61 of the LPD.

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

The proposal makes it necessary to construct vehicular crossings and accesses over a footway of the public highway, together with reinstatement of redundant accesses. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works 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 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.
Date Recommended: 7th October 2020

48 APPLICATION NO. 2020/0475 - LAND AT GLEBE FARM, GLEBE DRIVE, BURTON JOYCE

Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of up to 14 dwellings pursuant to outline approval 2016/0306.

Frank Taylor, the applicant, spoke in support of the application.

The Principal Planning Officer informed Members that following a review of the application it was intended to add one additional condition to ensure that the development was not a gated community and that the open space to the end of the site was accessible to all members of the public. The following condition was recommended:

Notwithstanding the information shown on the approved site plan drawing ref 812.1160.2 PL03B, there shall be no gates or other physical barriers erected across the shared private road at any time.

He concluded that the agent had been informed of the intention to add the condition.

RESOLVED:

To Grant reserved matter approval subject to the following conditions:

Conditions

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

812.1160.2 PL03B Proposed Site Plan
812.1160.2 PL04B Public Open Space
812.1160.2 PL127 Proposed Site Sections
812.1160.2 PL110D Unit R1
812.1160.2 PL111A Unit R2
812.1160.2 PL112C Unit R3
812.1160.2 PL113C Unit R4
812.1160.2 PL114C Unit R5
812.1160.2 PL115A Unit Y1
812.1160.2 PL116A Unit Y2
812.1160.2 PL117A Unit G1
812.1160.2 PL118A Unit G2
812.1160.2 PL119A Unit G3
812.1160.2 PL120A Unit G4
812.1160.2 PL121A Unit G5
812.1160.2 PL122A Unit G6
812.1160.2 PL123A Unit G7
812.1160.2 PL124 Units R2 and Y1 Garage
812.1160.2 PL125 Plot R3 Garage
812.1160.2 PL126 Plot G1, G2, G4, G5 and G7 Garages
812.1160.2 Site Location Plan

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

2. No dwelling hereby approved shall be occupied until its drive and parking area is 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 dwelling hereby approved shall be occupied until its drive and parking area is constructed with provision to prevent the unregulated discharge of surface water from the driveway and parking area 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 A (extensions); Class B and C (roof alterations); D (porches) and Class E (Development within the curtilage of a dwellinghouse).

5. Notwithstanding the information shown on the approved site plan drawing ref 812.1160.2 PL03B, there shall be no gates or other physical barriers erected across the shared private road at any time.

Reasons

1. For the avoidance of doubt.
2. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and to comply with policy LPD61.
3. To ensure surface water from the site is not deposited on the public highway causing dangers to road users and to comply with LPD61.
4. To ensure that the openness of the green belt is retained and residential amenity is respected and to comply with policies LPD14 and LPD32.
5. To ensure that the public open space is accessible and that the character of the area is respected and to comply with policies LP21 and to comply with policy ACS10.

Notes

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Your attention is drawn to the observations of our Environmental Health Officer with regard to electric vehicle charging points and their inclusion within the development.

**APPLICATION NO. 2020/0726 - LAND ON FLATTS LANE,
CALVERTON**

Variation of conditions 8 (trees) 3, 16 and 17 (highways) of outline permission 2018/1143 - for the demolition of existing buildings and structures and the erection of up to 84 no. dwellings and associated open space and infrastructure.

Sally Smith -Senior Planning Manager of Bellway Homes (The Applicant) spoke in support of the application.

The Principal Planning Officer introduced the report.

RESOLVED:

To Grant Outline Planning Permission with the matter of Access approved: Subject to the parties to original section 106 confirming in writing that the development permitted is similar to the development permitted by the original planning permission and subject to the conditions listed for the reasons set out in the report.

Conditions

1. Approval of the details of layout, scale, landscaping and appearance (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any development.
2. Application for the approval of reserved matters must be made not later than the 5h March 2023 and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
3. This permission shall be read in accordance with drawing number 10_01 revision 00 (with regard to the site area only) and drawing number S0000/100/01 Rev A (with regard to the four access points onto Flatts Lane only). Development shall thereafter be undertaken in accordance with these plans.
4. Prior to the commencement of development details of the existing and proposed ground levels of the site and finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.
5. Development shall not commence until a scheme for the satisfactory disposal of foul and surface water from the site has been submitted to, and approved in writing by, the Local Planning Authority. No part of the

development shall then be occupied or brought into use until the approved foul and surface water drainage works are completed in accordance with the approved scheme.

6. Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with:

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 following the site characterisation assessment, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) shall 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.

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.

7. 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 set out in Condition 6 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. Any remediation works and verification reports shall be undertaken in accordance with the approved remediation scheme.

8. The development shall be carried out in accordance with the findings of the Arboricultural Assessment produced by FPC ref 9143AA.

No development shall however commence on site in connection with the development hereby approved (including, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction) Recommendations has been submitted to and approved in writing by the Local Planning Authority and any protective fencing is erected as required by the AMS. The AMS shall include full details of the following:

a) Timing and phasing of Arboricultural works in relation to the approved development.

b) Details of any construction works required within the root protection area of trees, hedges or shrubs on and adjacent to the site, as defined by BS5837:2012.

c) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.

The development shall thereafter be undertaken in accordance with the approved Arboricultural Method Statement.

9. Prior to commencement of any above ground construction works, details of Electric Vehicle charging points to be provided at each dwelling, to include their location and specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details prior to the first occupation of the development.

10. Prior to the commencement of the development a detailed Noise and Dust Management Plan shall be submitted to and be approved in writing by the Local Planning Authority. The Noise and Dust Management Plan shall identify the types and locations of works which are likely to cause noise and dust disturbance to sensitive receptors and: -Minimise noise and dust arising from such works by technical and physical means, and through work scheduling & management best practice - Identify (and make stakeholders aware of) the person responsible for recording, investigating & dealing with complaints from residents - Set out a communication strategy to keep regulators, resident and other stakeholders advised well in advance of specific works which are likely to cause noise and dust disturbance - Ensure that as much of the disruptive / noisy / dust generating work as possible is carried out during the normal construction operating hours - Regularly review the Noise and Dust Management Plan. Any amendments which may have an impact on noise or dust sensitive receptors shall be agreed in advance with the Local Planning Authority and communicated to all other stakeholders. The approved Noise and Dust Management Plan shall be implemented throughout the construction and demolition works undertaken on site.

11. The development shall be undertaken in accordance with the recommendations set out in Section 5 of the submitted Ecological Assessment Report (Document Ref 6710.002) dated October 2018.

12. Prior to the erection of any external lighting (other than within the curtilages of the approved dwellings) there shall be submitted to and approved in writing by the Local Planning Authority details of all such lighting, including levels of illumination and a lux plot of the estimated luminance. Any lighting to be installed along the site boundaries should be kept to a minimum and directed away from the building and retained boundary features to maintain 'dark' areas and corridors. The external lighting shall be provided in accordance with the approved details and shall be retained as such thereafter for the lifetime of the development.

13. No above ground construction works shall commence until details of bat and bird boxes to be incorporated within the fabric of the buildings and/or within the site have been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be provided in accordance with the approved details prior to the first occupation of the development hereby approved.

14. a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority, and until all pre-start elements of the approved scheme have been completed to the satisfaction of the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and: i) The programme and methodology of site investigation and recording ii) The programme for post investigation assessment iii) Provision to be made for analysis of the site investigation and recording iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation v) Provision to be made for the archive deposition of the analysis and records of the site investigation vi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation b) The development shall not take place other than in accordance with the Written Scheme of Investigation for archaeological work approved under part a). c) The new dwellings shall not be brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation for archaeological work approved under part a) and the provision to be made for analysis, publication and dissemination of results has been secured.

15. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives

and visitors ii) loading and unloading of plant and materials iii) storage of plant and materials used in constructing the development iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v) wheel washing facilities vi) measures to control the emission of dust and dirt during construction vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

16. The reserved matters application for the development hereby permitted shall include detailed plans and particulars relating to the following items: (i) A detailed layout plan of the site (for the avoidance of doubt the submitted layout plans reference S0000/100/01 Rev A, shall be considered to be for indicate purposes only) which shall be accompanied by a swept path analysis of an 11.5m long refuse vehicle throughout the proposed highway to become adopted, considering the likelihood of on street parking; (ii) Bin storage location at shared private drives.

17. Prior to first occupation of the development hereby approved, construction details of the four vehicular site access junctions from Flatts Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved detailed access arrangements shall thereafter be implemented prior to first occupation of the development.

18. Prior to first occupation of the development hereby approved details of the two uncontrolled pedestrian crossings, across Flatts Lane, including dropped kerbs and tactile paving, as illustratively shown on drawing reference: "METM300301/Revision 1" shall be submitted to and approved in writing by the Local Planning Authority. The crossings shall be provided in accordance with the approved details prior to first occupation of the development hereby approved.

19. Prior to first occupation of the development hereby approved construction details of the proposed 2.0m wide footway on the western side of Flatts Lane along the sites frontage, as illustratively shown in outline on plan titled: "METM3003-01/Revision 1", shall be submitted to and approved in writing by the Local Planning Authority. The approved footway arrangement and associated works shall thereafter be implemented prior to first occupation of the development hereby approved.

20. Occupation of the proposed dwellings shall not take place until their respective driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

Reasons

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.
2. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
3. To define the permission, for the avoidance of doubt.
4. To ensure that the development does not have a detrimental impact upon visual amenity or upon the occupiers of adjacent dwellings.
5. To ensure that the drainage scheme is appropriate to meet the needs of the site and the approved development.
6. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
7. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
8. To ensure that existing trees and hedges are adequately protected.
9. 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 policy LPD11 of the Councils Local Plan.
10. 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 and in the interests of residential amenity.
11. In the interests of protecting ecological interests
12. In the interests of protecting ecological interests.
13. In the interests of enhancing ecological provision on the site.
14. To safeguard any potential archaeological remains.
15. In the interest of highway safety.

16. To ensure the development is designed and constructed to adoptable standards and appropriately maintained.

17. In the interest of Highway Safety, to ensure adequate access, operational capacity, and associated visibility is provided to the development, along with safe pedestrian access.

18. In the interest of sustainable travel.

19. In the interest of sustainable travel.

20. In the interests of highway safety.

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APPLICATION NO. 2020/0108 - REDHILL PAVILION, THORNTON AVENUE, REDHILL

Change of use of pavilion building and Groundsman's cottage to day nursery along with external alterations to the building, a single storey extension, erection of 2.4m palisade fencing, change of use of farmland to a car park associated with the day nursery and creation of new footpath adjacent to existing Bridleway.

A written representation from Philippa Fisher, a local resident in objection to the application, was read by Caroline McCleary, Democratic Services Officer.

Najoua O'Brien, the applicant, spoke in support of the application.

The Assistant Director – Planning and Regeneration informed Members that further to the publication of the report, it had been brought to his attention that a late submission had been circulated to members of the planning committee by the agent acting on behalf of the applicant, which set out what they considered to be the very special circumstances relevant to the proposal which were as follows:

Re- use and regeneration of a vacant semi-derelict site

Re-use of brownfield land

Reduction in the likelihood of antisocial behaviour

Provision of a new facility and business

Employment of local people and the creation of apprenticeships

Increased provision of early years provision

An opportunity to provide outdoor class rooms in a rural setting

An opportunity to create a Covid-19 resilient learning environment

Their existing facility is constrained, shared with other users and temporary – it will close without a suitable alternative

The re-use of the building itself does not require permission

A 2m high fence would not require permission, in any materials.

It was not accepted that these amounted to very special circumstances and the position set out in the report remained unchanged.

He added that the applicant's agent had referred to factual inaccuracies within the report, namely that the proposed fencing would be a paladin fence and not a palisade fence, paragraph 7.9 is inaccurate, fencing of up to 2m in height does not need permission and the information on trip generation is incorrect.

The details in the report were checked were in accordance with the details provided by the applicant on the submitted plans and advice provided by the Highways Authority.

In terms of the erection of boundary treatments, a 2m high boundary fence could not be erected adjacent to the bridleway under permitted development – the height would be restricted to 1m.

Having regard to the NPPF and Local Planning Document Policy 12, the reuse of the former building is appropriate development in the Green Belt, as is the proposed extension, which would increase the floor-space by approximately 18%, so significantly less than 50%. The extensions would be single storey in nature and would appear subservient to the host building. I'm therefore of the opinion that the extensions would not have an undue impact upon openness.

The proposed use would not be limited to the extended building. It was proposed to extend the curtilage by approximately 730 square metres to create a carpark extension and a new footpath extending some 100m adjacent to the existing bridleway to satisfy the highways authority. In addition, it was proposed to erect a 2.4m high fence to secure the site.

Those aspects of the development were inappropriate, which was by definition, harmful. The site would become more urban and engineered in appearance, and as detailed in the report, those aspects of the development were considered to have an undue impact upon the openness of the Green Belt.

He concluded that the very special circumstances advanced by the applicant did not, in his view, outweigh the harm to the Green Belt.

RESOLVED:

That Committee delegate authority to the Assistant Director – Planning and Regeneration to refuse planning permission, subject to there being no new material planning considerations raised during the period of consultation triggered by the advertisement of this application as a departure from the development plan on 10 October 2020. Should any new material planning considerations be raised during the period of consultation triggered by the

advertisement of this application as a departure from the development plan on 10 October 2020 that the matter come back before Committee for determination.

- 1 The proposed development would include the change of use of agricultural land and engineering works to create a car park and pedestrian footpath in association with the proposed nursery along with the erection of a palisade fence around the proposed planning unit. These forms of development are, by definition, inappropriate development within the Green Belt and therefore would be harmful to the openness of the Nottingham-Derby Green Belt. There are no very special circumstances or other material considerations that would outweigh this harm and therefore the proposal would be contrary to the aims of Section 13 of the National Planning Policy Framework (2019) and LPD12

8.2 Notes to Applicant

- 1 You are advised that as of 16th October 2015, the Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website.
- 2 Planning Statement - The application is clearly contrary to the Development Plan and other material planning considerations, as detailed in the above reason for refusal. However the local planning authority has worked positively and proactively with the applicant to make some revisions to the proposal. Whilst not all problems arising can be overcome, several potential reasons for refusal have been negated.

Councillor Barnes and Councillor Wheeler left the meeting.

APPLICATION NO. 2020/0827 - ARNOLD MARKET, HALLAMS LANE, ARNOLD

Construction of a two storey business enterprise building, providing business incubator and office units falling within use classes A1 (retail), A2 (professional and financial services), A3 (restaurant/café), A4 (drinking establishment), B1 (office/research/light industry), D1 (non-residential institutions) and D2 (leisure) and new market place/public realm area of conditions 8 (trees) 3, 16 and 17 (highways) of outline permission 2018/1143 - for the demolition of existing buildings and structures and the erection of up to 84 no. dwellings and associated open space and infrastructure.

The Assistant Director – Planning and Regeneration apologised for an error in the second sentence in the description of the proposal on page 66 where reference was made to the proposed development at Flatts Lane, which Members considered had earlier under Agenda item 5.

He added that further to the publication of the report, an objection had been received from a member of the public in relation to the impact the development would have upon their exiting views of Arnold Town Centre and they had stated that they should be compensated. Loss of a view over adjoining land was not a material planning consideration and neither was the objectors desire to seek compensation. The proposal would lead to a loss of view from the side widows of the first floor flat located adjacent to the site, however the proposal was not considered to be overbearing, given that rear elevation would be separated from the adjoining property by the proposed vehicular access. Paragraphs 7.8 and 7.9 of the report specifically assess the impact upon residential amenity having regard to the long established market use and the design of the rear elevation, which seeks to minimise overlooking. This section of the report concludes that the proposal would be policy compliant.

RESOLVED:

Grant full Planning Permission subject to the conditions listed for the reasons set out in the report.

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:

AMN-MA-00-00-DR-A-00101-S2-P01-Site Location Plan
AMN-MA-00-GF-DR-A-00103-S2-P01-Proposed Ground Floor Plan
AMN-MA-00-01-DR-A-00104-S2-P01-Proposed First Floor Plan
AMN-MA-00-02-DR-A-00105-S2-P01-Proposed Roof Plan
AMN-MA-00-ZZ-DR-A-00106-S2-P01-Proposed Elevations

AMN-MA-00-ZZ-DR-A-00107-S2-P01-Proposed Sections
AMN-MA-ZZ-ZZ-DR-L-40000-S2-P01-Landscape Masterplan
AMN-MA-ZZ-ZZ-DR-L-40010-S2-P01-Landscape Illustrative Plan
AMN-MA-ZZ-ZZ-DR-L-40030-S2-P01-Landscape Illustrative Section
AMN-MA-00-ZZ-RP-A-001-S2-P01 Design & Access Statement
200606 Energy Statement - Arnold Market
AMP-BWB-GEN-XX-RP-TR-0001-HS-S1-P2

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

3. Prior to the occupation of 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; with appropriate cable and infrastructure provision to allow this to increase to two (2) points in total in future years. The Electric Vehicle Recharging Points 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. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of staff and visitors.

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. No part of the development hereby permitted shall be brought into use until the access road, parking, turning and servicing areas are provided in accordance with the approved plans. The access road, parking, turning and servicing areas shall not be used for any purpose other than access, parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.

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

7. No part of the development hereby permitted shall be brought into use until the access road and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the access road 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.

8. Prior to above ground works commencing, samples of materials for the external elevations of the building and public realm hardstanding shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall thereafter be implemented and retained thereafter.

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

10. Prior to use of the building's first floor the aluminium screens shown on the approved elevation drawing (AMN-MA-00-ZZ-DR-A-00106-S2-P01-Proposed Elevations) to the rear of the unit shall be in situ and shall be retained as such thereafter.

11. Prior to the occupation of each unit, details of any condenser and extraction units that are to be installed shall be submitted to and approved in writing by the Local Planning Authority. Only the condenser and extraction units approved shall thereafter be erected on any unit of the building.

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

2. For the avoidance of doubt

3. 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.

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. In the interests of highway safety and to comply with policy LPD61.

6. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and in the interests of highway safety and to comply with policy LPD61.

7. To ensure surface water from the site is not deposited on the public highway causing dangers to road users and to comply with policy LPD61.

8. To ensure that the character of the area is respected and to comply with policy ACS10.

9. To ensure that the character of the area is respected and to comply with policy ACS10.

10. To ensure that the amenity of neighbouring properties is respected and to comply with policy LPD32.

11. To ensure that the amenity of neighbouring properties is respected and to comply with policy LPD32.

Notes to Applicant

The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing Smart charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

Please note that the grant of planning permission does not override civil legal matters with regard to development on or over a boundary, including the Party Wall etc Act, advice on which should be sought from an independent source.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal:

52

APPLICATION NO. 2020/0931 - SHOPPING CENTRE, CARLTON SQUARE, CARLTON

Proposed new boundary treatment along Station Road, new facade treatment to existing buildings, new street furniture, lighting and landscaping

The Principal Planning Officer introduced the report and advised Members that a change was proposed in respect of condition 4 of the committee report (P83) as it defined that no gates could be erected to the Station Road service yard; however, the applicants would want some form of gate for security reasons. Having approached the Highway Authority they were content that this would be acceptable subject the gates being open whilst the units were trading or when the delivery yard was in use. The updated condition would read:

“The hereby approved gates at the entrance to the Station Road Service yard shall remain in an open position at all times when the retail units are trading or the delivery yard is in use”.

He added that alterations to the site would include enhancing the public realm in terms of new paving and street furniture to the central walkway and to the front of units adjacent to Burton Road. Furthermore, the elevation treatment of the units would be enhanced through alterations to the façade of the building including a new shop front to the car park entrance of farm foods, render and fascia panels on otherwise brick walls and improved boundary treatments, all of which were considered to enhance the character of the area and customer experience.

He concluded that as a result the application was recommended for approval, subject to the altered condition.

RESOLVED:

To Grant full Planning Permission subject to the conditions listed for the reasons set out in the report.

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:

7593-06 PROPOSED SITE PLAN – GA
7593-07 PROPOSED SITE PLAN – DETAILED

7593-08 PROPOSED LIGHTING PLAN
7593-09 PROPOSED ELEVATIONS – SHEET 01
7593-10 PROPOSED ELEVATIONS – SHEET 02
7593-11 SITE DETAILS AND FURNITURE

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

3. Prior to above ground works commencing, samples of materials for the external elevations of the building and public realm hardstanding shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall thereafter be implemented and retained thereafter.
4. The hereby approved gates at the entrance to the Station Road Service yard shall remain in an open position at all times when the retail units are trading or the delivery yard is in use.

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt.
3. To ensure that the character of the area is respected and to comply with policy ACS10.
4. For the avoidance of doubt and to ensure that highway safety is not compromised and to comply with policy LPD61.

53

APPLICATION NO. 2020/0932 - SHOPPING CENTRE, CARLTON SQUARE, CARLTON

Built up flat faced acrylic letters @ 540mm high with 100mm returns, internally illuminated with LEDs, 4no. locations on existing buildings.

The Principal Planning Officer introduced the report.

RESOLVED:

To Grant advertisement consent subject to the conditions listed for the reasons set out in the report.

Conditions

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

7593-12 - Signage and fascia details

7593-06 PROPOSED SITE PLAN

7593-07 PROPOSED SITE PLAN - DETAILED

7593-08 PROPOSED LIGHTING PLAN

7593-09 PROPOSED ELEVATIONS - SHEET 01

7593-10 PROPOSED ELEVATIONS - SHEET 02

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

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
3. No advertisement shall be sited or displayed so as to— (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or;(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
6. Where an advertisement is required under these The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

1. For the avoidance of doubt.
2. In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
3. In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
5. In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
6. In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Informatives

Your attention is drawn to Regulation 14 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 with regard to the fact that the advertisement consent is valid for a period of 5 years, after which additional advertisement consent would be required for the retention of the advertisements subject to this consent.

54 APPLICATION NO. 2020/0938 - SHOPPING CENTRE, CARLTON SQUARE, CARLTON

Reconfiguration of existing car parking, pedestrian routes, boundary treatments and formation of new vehicular access to Burton Road.

The Principal Planning Officer introduced the report.

RESOLVED:

To Grant Full Planning Permission subject to the conditions listed for the reasons set out in the report.

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:

7593-06 PROPOSED SITE PLAN – GA
7593-07 PROPOSED SITE PLAN – DETAILED
7593-08 PROPOSED LIGHTING PLAN
7593-11 SITE DETAILS AND FURNITURE

CSN-BWB-HGNXX-DR-TR-110_S2-P1 – Swept Path Analysis
CSN-BWB-HGNXX-DR-TR-111_S2-P1 – Swept Path Analysis
CSN-BWB-HGNXX-DR-TR-112_S2-P1 – Swept Path Analysis
CSN-BWB-HML-XX-DR-TR-100_S2-P1 – General Arrangements

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

3. The car parking areas shall be surfaced in a bound material with the parking bays clearly delineated in accordance with drawing no. 7593/07 Rev B. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles.
4. The accesses into the car parking areas shall be hard surfaced and constructed with provision to prevent the unregulated discharge of surface water from the accesses to the public highway. The accesses shall remain hard surfaced with the provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
5. Prior to the commencement of development, 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.
6. 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.
7. Prior to completion of the development hereby approved the electric vehicle charging points identified on drawing 7593-07 PROPOSED SITE PLAN – DETAILED shall be installed and fully operational.

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt

3. To ensure that adequate off-street parking provision is provided and to comply with policy LPD57.
4. To ensure that all accesses are hard surfaced and to prevent surface water from the site being deposited on the public highway causing dangers to road users and to comply with policy LPD61.
5. To ensure that the character of the area is respected and to comply with policy ACS10.
6. 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.
7. 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.

Notes to Applicant

The proposed lighting shall not cause glare to road users. No lighting source (the lamp) shall be directly visible (or visible by reflection) to road users.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have / no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act and no works shall commence until such time as a S278 agreement is in place. Please contact Nottinghamshire County Council Highways Development Control Team in order to obtain the above licence.

Councillor Barnes and Councillor Wheeler re-joined the meeting.

APPLICATION NO. 2020/0667 - LAND AT CHASE FARM (FORMER GEDLING COLLIERY), ADJACENT TO ARNOLD LANE AND LAND OFF LAMBLEY LANE, GEDLING

Erection of 31 dwellings.

The Principal Planning Officer introduced the report.

RESOLVED:

To Grant Full Planning Permission: Subject to the applicant entering into a deed of variation amending the original Section 106 Agreement to planning approval: 2015/1376 with the Borough Council as Local Planning Authority and with the County Council as Local Highway and Education Authority for the provision of, or financial contributions towards affordable housing, open space, healthcare facilities, highways, educational, air quality, a local labour agreement and library facilities; 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 This permission shall be read in accordance with the application form and following list of approved drawings:

M003-ABA-XX-DR-A-100	SITE	PLAN	REV	A
M003-ABA-XX-DR-A-101		LOCATION		PLAN
M003-ABA-XX-DR-A-102	BOUNDARY	TREATMENT		PLAN
M003-ABA-XX-DR-A-103	MATERIALS	PLAN	REV	B
M003-ABA-XX-DR-A-200		STREET		SCENES
M003-ABA-XX-DR-A-300	DALTON	FLOOR	PLANS	REV A
M003-ABA-XX-DR-A-301	DALTON	ELEVATIONS		REV A
M003-ABA-XX-DR-A-302	STRATTON	FLOOR		PLANS
M003-ABA-XX-DR-A-303	STRATTON			ELEVATIONS
M003-ABA-XX-DR-A-304	STRATFORD	FLOOR		PLANS
M003-ABA-XX-DR-A-305	STRATFORD	ELEVATIONS		REV A
M003-ABA-XX-DR-A-306	WARWICK	FLOOR		PLANS
M003-ABA-XX-DR-A-307	WARWICK			ELEVATIONS
M003-ABA-XX-DR-A-308	KINGSTON	FLOOR		PLANS
M003-ABA-XX-DR-A-309	KINGSTON			ELEVATIONS
M003-ABA-XX-DR-A-310	KINGSTON	ELEVATIONS	RENDER	OPTION
M003-ABA-XX-DR-A-311	HARDWICK	FLOOR		PLANS
M003-ABA-XX-DR-A-312	HARDWICK	ELEVATIONS		REV A
M003-ABA-XX-DR-A-313	WINDSOR	FLOOR		PLANS
M003-ABA-XX-DR-A-314	WINDSOR			ELEVATIONS

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

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt.

56 APPLICATION NO. 2020/0731 - 13 MAIN STREET CALVERTON

Single storey rear extension.

RESOLVED:

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 This permission shall be read in accordance with the application form, site location plan and deposited plans, drawing no's RS/LB/17/06/20/01/A and RS/LB/17/06/20/02/A, received on 4th August 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 and roofing 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.

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 LPD 28 of the Local Planning Document.

Reasons for Decision

By virtue of the design, scale and relationship with adjoining properties the development would be in keeping with the character of the property and the wider area, it would result in no harm to the Conservation Area and the setting of Listed Buildings nearby, and would have no significant undue impact on neighbouring residential amenity or the locality in general. The development therefore complies with the National Planning Policy Framework, Policies 10 and 11 of the Gedling Borough Aligned Core Strategy (2014), policies LPD 26, LPD 28, LPD 32 and LPD 43 of the Local Planning Document and policy BE2 of the Calverton Neighbourhood Plan.

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

Positive and Proactive 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.

57 APPLICATION NO. 2020/0686 - RECREATION GROUND, BRECK HILL ROAD

Installation of a childrens' climbing unit.

RESOLVED:

That the Borough Council GRANTS FULL 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 This permission shall be read in accordance with the application form, Design and Access Statement, Site Location Plan deposited on 22nd July 2020 and elevation/plan details of the climbing unit

deposited on the 23rd September 2020. The development shall thereafter be undertaken in accordance with these plans and 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

It is considered that the proposed development would enhance the existing Breck Hill Recreation Ground whilst having no undue impact on the Recreation Ground itself, the open space, the amenity of nearby residential properties or on highway safety. The proposal therefore accords with Policies 10, 13 and 16 of the Adopted Aligned Core Strategy (2014) and Policies LPD20 and LPD32 of the Local Planning Document (2018), as well as the NPPF (2019).

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 applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

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.

58 APPLICATION NO. 2018/0817 - CAR PARK, NORTH GREEN, CALVERTON

Erect 20 No. single storey bungalows.

The Principal Planning Officer introduced the report.

RESOLVED:

To Grant Full Planning Permission: Subject to the applicant entering into a Section 106 Agreement with the Borough Council as Local Planning Authority for a financial contributions towards, affordable housing and open space, and the provision of a local labour agreement; and subject to the conditions listed for the reasons set out in the main report.

59 ENFORCEMENT REF: 0202/2019 - 84 SANDFORD ROAD, MAPPERLEY

Unauthorised fence and boundary treatment.

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 fence is removed or alternatively reduced in size to no more than 1m in height.

60 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

61 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

62 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 9.00 pm

Signed by Chair:
Date: