

**MINUTES
PLANNING COMMITTEE**

Wednesday 24 February 2021

Councillor John Truscott (Chair)

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

Absent: Councillor Michael Adams and Councillor Alex Scroggie

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

93 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Adams and Scroggie. Councillor McCrossen attended as substitute.

94 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 13 JANUARY 2021.

RESOLVED:

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

95 DECLARATION OF INTERESTS

The Chair declared a non-pecuniary interest on behalf of all Members of the committee on item 6 of the agenda, as Gedling Borough Council owned the site and had made the application.

Councillor Barnfather declared a non-pecuniary interest in item 5 on the agenda, as the Chair of Ravenshead Parish Council. Part of the recommendation in respect of the application would involve a financial contribution towards open space, which would be passed to the Parish Council. He added that he would withdraw from the meeting during consideration of the item.

**APPLICATION NO. 2020/0822 - LAND OFF FLATTS LANE,
CALVERTON**

Reserved matters approval (appearance, landscaping, layout and scale) for the erection of 82 dwellings and public open space pursuant to outline permission 2020/0726.

The Principal Planning Officer introduced the report and proposed to alter the wording of condition 3 in respect of the landscaping, to that identified below;

“Prior to above ground works commencing, a planting schedule for planting to the front of all residential plots shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the occupation of the plot to which the landscaping relates. The planting shown in the public open space shall be implemented prior to occupation of the first dwelling on-site. 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 a similar size and species.”

He recommended that the application be granted reserved matters approval subject to the conditions within the report, and the updated condition 3 as previously read.

RESOLVED:**To Grant reserved matters approval, subject to the following conditions:**

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

S0000/100/01/PLC Rev C Planning Layout Colour

S0000/100/01/PLC rev C Planning Layout black and White

House Type Pack

P20-0044_202 01 Lacemaker (3 bed) House type floor plans

P20-0044_202 02 Lacemaker (3 bed) House type elevations

P20-0044_201 01 Silversmith AS (4 Bed) House type floor plans/elevations

P20-0044_201 02 Silversmith OPP (4 Bed) House type floor plans/elevations

GL1320 01B Leap Proposals

Arboricultural Assessment by FPCR October 2020

Access Note 075666-CUR-00-XX-RP-TP-001-V02

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

2. 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.
3. Prior to above ground works commencing, a planting schedule for planting to the front of all residential plots shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the occupation of the plot to which the landscaping relates. The planting shown in the public open space shall be implemented prior to occupation of the first dwelling on-site. 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 a similar size and species.
4. Prior to above ground works commencing details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Prior to first occupation of each dwelling, the walls (including retaining walls), fences, gates or other means of enclosure for that particular unit shall be in situ.

Reasons

1. For the avoidance of doubt.
2. To ensure that the character of the area is respected and to comply with policy ACS10 of the Aligned Core Strategy.
3. To ensure that the development assimilate within the green environment and to comply with guidance within the NPPF.
4. To ensure that the development would respect the character of the area and to assimilate within the green environment and to comply with guidance within the NPPF.

Informatives

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2018). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the

proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

The 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

Councillor Barnfather left the meeting.

97 APPLICATION NO. 2020/1108 - LAND EAST OF 16 KIGHILL LANE, RAVENSHEAD

Erection of up to 7 dwellings with (private) accesses and garaging.

The Head of Development and Place introduced the report.

RESOLVED:

To Grant Outline Planning Permission with the matters of Access, Layout, Scale and appearance approved: Subject to the owner entering into planning obligations with the Borough Council as Local Planning Authority and with the County Council as Local Education Authority for financial contributions towards off-site open space and its future maintenance and education; and subject to the following conditions for the reasons set out in the report.

Conditions

- 1 Details of landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

- 2 Application for the approval of reserved matters must be made not later than three years from the date of the outline permission and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
- 3 The development hereby permitted shall be completed in accordance with the submitted documents and plans received on the 5th November 2020 - the Application Form; Site Location Plan; Plots 1-3 Layout and Elevations drg. no. 03 Rev B; Plots 4-7 Layout and Elevation drg. no. 04 Rev A; and revised Proposed Site Plan with Visibility Splay and Highways drg. no 02 Rev B deposited on the 1st February 2021. For the avoidance of doubt
- 4 No above ground construction works shall commence on the development hereby approved 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.
- 5 Prior to the dwellings being first occupied complete details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development shall be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the dwellings the, the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and retained thereafter.
- 6 No part of the development hereby permitted shall be brought into use until the visibility splays shown on no. drg. no 02 Rev B (Proposed Site Plan with Visibility Splay and Highways) deposited on the 1st February 2021 are provided. The area within the visibility splays as identified on the drawing shall thereafter be kept free of all obstructions, structures or erections.
- 7 The dwellings shall not be brought into use until the verge 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 The dwellings shall not be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.
- 9 The dwellings shall not be brought into use until the access driveway / parking / turning area (s) is constructed with 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 LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

- 10 The dwellings shall not be brought into use until the bin store has been constructed and positioned in accordance with drg. no 02 Rev B (Proposed Site Plan with Visibility Splay and Highways) deposited on the 1st February 2021.
- 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 unless otherwise agreed in writing by the Local Planning Authority.
- 12 From the date of first occupation every property built on the site with one or more dedicated vehicle parking spaces and/ or a garage shall be provided with access to an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle. 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 new residents in their new home welcome pack / travel planning advice.

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 For the avoidance of doubt.
- 4 In the interests of visual amenity in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and policy LPD 40 of the Local Planning Document (2018).

- 5 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and policies LPD 32 and LPD 40 of the Local Planning Document (2018).
- 6 In the interests of highway safety.
- 7 In the interests of Highway safety.
- 8 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
- 9 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 10 To enable the bins to be collected by the refuse team on collection day.
- 11 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.
- 12 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.

Reasons for Decision

The development is visually acceptable, results in no undue impact on neighbouring properties or the area in general. There are no highway safety or parking issues arising as part of the proposal. The proposal would not be viable if the required affordable planning obligations are provided. However, financial contributions towards education and open space provision and maintenance would not render the development unviable. Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with Sections 2, 4, 5, 6, 8, 9, 11 and 12 of the NPPF (2019), Policies A, 1, 2, 8, 10, 17 18 and 19 of the Aligned Core Strategy (2014) and Policies LPD 4, 10, 11, 18, 21, 32, 33, 35, 36, 37, 40, 48, 57, 61, 62 and 67 the Local Planning Document Part 2 Local Plan (2018). There are no material considerations that indicate otherwise although conditions have been attached

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 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:
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The proposal makes it necessary to construct a vehicular crossing over a verge 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 to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

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).

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

Councillor Barnfather joined the meeting.

98 APPLICATION NO. 2020/1015 - ARNOT HILL HOUSE, ARNOT HILL PARK, ARNOLD

Installation of a 16" diameter cast aluminium plaque on southern elevation of Arnot Hill House.

The Head of Development and Place introduced the report.

RESOLVED:

To GRANT Listed Building Consent subject to conditions:

Conditions

- 1 The works authorised by this consent shall be carried out within 3 years from the date of this consent.
- 2 This consent shall be read in accordance with the application form, site location plan and details of the plaque received on 8th October 2020. The works shall thereafter be undertaken in accordance with these details.
- 3 The plaque hereby permitted shall be non-illuminated at all times.
- 4 Non-ferrous screws shall be utilised to fix the hardwood base plate on to the southern elevation of Arnot Hill House and the base plate shall only be fixed utilising the mortar joints.

Reasons

- 1 In order to ensure that the works are commenced in a timely manner, as set out in Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 For the avoidance of doubt.
- 3 In order to preserve the special architectural and historic interest of the listed building.
- 4 In order to preserve the special architectural and historic interest of the listed building.

Reasons for Decision

In the opinion of the Local Planning Authority the proposed installation of the plaque on the southern elevation of Arnot Hill House is acceptable and would not result in harm to the historic fabric and the minor harm that would result on the setting of the listed building would be outweighed by the public benefit of providing social and recreational benefits within a public Park, to highlight the birth place and career of the region's most eminent water engineer. The proposal would comply with the NPPF Section 16 and policies LPD 26 and LPD 27 of the Local Planning Document.

Notes to Applicant

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.

**99 ENFORCEMENT REF: 0156/2020 - LAND AT 5 STATION ROAD,
CARLTON**

Breach of Planning Conditions; Upper floor window not obscured glazed or non-opening.

The Head of Development and Place introduced the report.

RESOLVED:

That the Head of Development and Place, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Head of Governance and Customer Services take proceedings through the courts if required to ensure the window to be obscured glazed and non-opening unless the opening parts of the window are more than 1.7m from floor level.

**100 ENFORCEMENT REF: 0139/2020 - LAND AT 2 ROWAN AVENUE,
RAVENSHEAD**

Construction of an unauthorised rear dormer extension and unauthorised boundary fence to the front of the property.

The Head of Development and Place introduced the report.

RESOLVED:

That the Head of Development and Place, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Head of Governance and Customer Services take proceedings through the courts if required to ensure the removal of the unauthorised dormer extension and the removal of the fence or alternatively the reduction in height of the fence to 1m.

**101 ENFORCEMENT REF: 0013/2020 - LAND AT 63 CATFOOT LANE,
LAMBLEY**

Construction of wall, pillars and gates to the frontage of the site together with the retention of engineering works to increase the land levels to the front of the site.

The Head of Development and Place introduced the report.

RESOLVED:

That the Head of Development and Place, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Head of Governance and Customer Services take proceedings through the courts if required to ensure that land levels are restored to their original level before the development took place and the removal or reduction in height of the wall, pillars and gates to 1m.

102 ENFORCEMENT REF: 0171/2020 - LAND AT 95 FIRST AVENUE, CARLTON

Construction of an unauthorised extension.

The Head of Development and Place introduced the report.

RESOLVED:

That the Head of Development and Place, be authorised to take all enforcement action including the service of any necessary enforcement notices and in conjunction with the Head of Governance and Customer Services take proceedings through the courts if required to ensure the removal of the unauthorised extension.

103 TREE PRESERVATION ORDER 000133 - 15 BIRCHWOOD DRIVE, RAVENSHEAD, NOTTINGHAMSHIRE, NG15 9EE

Protection of 2 no. Oak trees by a Tree Preservation Order (TPO).

RESOLVED:

To confirm Tree Preservation Order - 000133 '15 Birchwood Drive' without modification.

104 TREE PRESERVATION ORDER 000134 - 555-557 MOOR ROAD, BESTWOOD, NOTTINGHAMSHIRE, NG6 8SZ

Protection of 2 no. Silver Birch trees by a Tree Preservation Order (TPO).

RESOLVED:

To confirm the Tree Preservation Order 000134 with modifications to the title of the Order to '555 Moor Road, Bestwood' omitting any reference to 557 Moor Road, and to modify the associated Map to correctly display the location of the Silver Birch tree (T1).

105 TREE PRESERVATION ORDER 000137 - THE FARM HOUSE BANK HILL FARM, BANK HILL, WOODBOROUGH, NOTTINGHAMSHIRE, NG14 6EF

Protection of 1 no. Copper Beech tree by a Tree Preservation Order (TPO).

RESOLVED:

To confirm Tree Preservation Order - 000137 'The Farm House, Bank Hill Farm' without modification.

106 APPEAL - LAND ADJACENT 34 MARLBOROUGH ROAD, WOODTHORPE, NOTTINGHAMSHIRE NG5 4GB

4 no new build dwellings.

RESOLVED:

To note the information.

107 FUTURE APPLICATIONS

RESOLVED:

To note the information.

108 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

109 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.35 pm

Signed by Chair:

Date: