

**MINUTES
PLANNING COMMITTEE**

Wednesday 12 March 2014

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Cheryl Hewlett
 Councillor Pauline Allan Councillor Sarah Hewson
 Councillor Roy Allan Councillor Jenny Hollingsworth
 Councillor Peter Barnes Councillor Mike Hope
 Councillor Denis Beeston MBE Councillor Meredith Lawrence
 Councillor Alan Bexon Councillor Marje Paling
 Councillor John Boot Councillor Suzanne Prew-Smith
 Councillor Bob Collis

Absent: Councillor Chris Barnfather, Councillor Andrew
 Ellwood and Councillor Colin Powell

Officers in Attendance: D Blasdale, P Baguley, N Morley and L Parnell

130 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Barnfather, Ellwood and Powell.

131 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 29 JANUARY 2014.

RESOLVED:

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

132 DECLARATION OF INTERESTS

All Councillors declared an interest in Application number 2013/1528 as Members of Gedling Borough Council.

133 AUTHORITY MONITORING REPORT 2012/13 AND FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT 2013

The Service Manager, Planning and Economic Development, presented a report, which had been circulated prior to the meeting, informing Members of the Gedling Borough Authority Monitoring Report April 2012 – March 2013 and Gedling Borough's Five Year Housing Land Supply Assessment 2013.

Members asked that officers be congratulated on their work.

RESOLVED:

To note the report.

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APPLICATION NO. 2013/1535- ARNOLD DAIRIES, 48 CROSS STREET, ARNOLD, NOTTINGHAMSHIRE

Demolition of existing buildings and construction of five terraced dwellings.

Mr Brown, a local resident, spoke against the proposal.

RESOLVED to GRANT PLANNING PERMISSION subject to the following amended conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the approved plan (Drawing no. 11017-10A, 11B and 14B).
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a sample of the materials to be used in the external elevations of the proposed dwellings. The development shall be constructed in accordance with the approved details.
4. Before development is commenced there shall be submitted and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The means of enclosure shall be erected in accordance with the approved details prior to the dwelling being first occupied.

6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of any surfacing of the unbuilt on portions of the site. The surfacing of the unbuilt portions of the site shall be carried out in accordance with the approved details prior to the dwellings hereby being is first occupied.
7. Prior to the commencement of development details of a Protected Species Survey shall submitted to and approved in writing by the Borough Council. Any mitigation measures shall be carried out in accordance with the approved details within a timescale to be agreed with the Borough Council.
8. No works permitted under Class A, B, C, D or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
9. The 4 car parking spaces to be provided shall be laid out as shown on drawing number 11017-11B and none of the car parking spaces shall be allocated to a particular unit of the development, but each car parking space shall be provided so that any resident of the development and their visitors can use any car parking space.
10. Prior to the commencement of development precise details of the access drives shall be submitted and approved in writing by the Borough Council. The access drives shall have a gradient of 1:20.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

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6. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough replacement Local Plan (Certain Policies Saved) 2008.
8. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
9. To ensure that the car parking spaces are used as efficiently as possible, so as to reduce the need for on-street car parking in the area and to assist highway safety.
10. In the interest of Highway and Pedestrian Safety.

Reasons for Decision

In the opinion of the Borough Council the proposed substitution of house types would achieve an effective and efficient use of land that would have regard to the appearance of the area and would have no significant adverse impact on highway safety or residential amenity. The proposed development meets with the fundamental aims of the National Planning Policy Framework and Policies ENV1, C2, H2, H4, H8, H16, H18, R3 and T1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords with the aims of Policies 8 and 10 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.

Notes to Applicant

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address concerns identified by officers in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and

proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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APPLICATION NO. 2013/1528- GARAGE SITE, RUTLAND ROAD, GEDLING, NOTTINGHAMSHIRE

Supported Housing Development of five one bed houses and one wheelchair user bungalow with associated landscaping.

RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION, subject to the following amended conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted plans received on the 18th December 2013 drawing no's 2175/P101, 2175/P201, 2175/P300, and 2175/P200C and the revised proposed site plan received on 19th February 2014 drawing no: 2175/P102G.
3. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
4. No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning area (s) is constructed with the provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area (s) to the public highway in accordance with details first submitted to and approved in writing by the Borough Council. 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. No part of the development hereby permitted shall be brought into use until the parking areas are provided in accordance with the approved plan drawing no: 2175/P102G. The parking and turning areas shall not be used for any purpose other than the parking and turning of vehicles.
6. Before development is commenced there shall be submitted to and approved by the Borough Council drainage plans for the proposed means of disposal of surface water and foul sewage. The scheme shall be implemented in accordance with the approved details before the development is first brought into use, unless otherwise prior agreed in writing by the Borough Council.
7. Before development is commenced there shall be submitted to and approved by the Borough Council precise details and samples of all materials to be used in the external construction of the proposed dwellings. Once these details are approved the dwellings shall be built in accordance with these details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
9. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted. The approved landscape shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
10. The car parking provision shall be provided in accordance with the approved plan received on 19th February 2014 drawing no: 2175/P 102 G showing the layout of the unallocated and allocated car parking spaces to serve the development. The unallocated parking provision shall be retained in this manner for the life of the development unless otherwise agreed in writing by the Borough Council.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt.
3. To reduce the possibility of deleterious material being deposited on the public highway.
4. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
5. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
6. To ensure a satisfactory development in accordance with the aims of Sections 10 and 11 of the National Planning Policy Framework and Policy 1 of the Aligned Core Strategy Submitted Documents.
7. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
9. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
10. In the interests of road safety, in accordance with the aims of The Gedling Borough Council Parking Provision for Residential Developments (Supplementary Planning Document May 2012).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint. The proposal therefore accords with policies H7, H16 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

Your attention is brought to the attached note to applicant from the Highway Authority.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application and during Pre Application discussions to address adverse impacts identified by officers to address concerns in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

136 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

137 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

138 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.00 pm

Signed by Chair:
Date: