

**MINUTES
PLANNING COMMITTEE**

Wednesday 2 April 2014

Councillor John Truscott (Chair)

In Attendance:

Councillor Barbara Miller	Councillor John Boot
Councillor Pauline Allan	Councillor Bob Collis
Councillor Roy Allan	Councillor Cheryl Hewlett
Councillor Peter Barnes	Councillor Jenny Hollingsworth
Councillor Chris Barnfather	Councillor Meredith Lawrence
Councillor Denis Beeston MBE	Councillor Marje Paling
Councillor Alan Bexon	Councillor Suzanne Prew-Smith

Absent: Councillor Andrew Ellwood, Councillor Sarah Hewson, Councillor Mike Hope and Councillor Colin Powell

Officers in Attendance: P Baguley, L Parnell, B Pearson and F Whyley

139 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Hewson, Hope and Powell.

140 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 12 MARCH 2014.

RESOLVED:

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

141 DECLARATION OF INTERESTS

None.

142 APPLICATION NUMBER 2013/1404 - 165 MAIN STREET, WOODBOROUGH, NOTTINGHAM, NG14 6DD

Four Dwellings off Ploughman's Avenue, Woodborough. Application in Outline with All Matters Reserved except for Access.

Mr David Kemp, a local resident, spoke against the application.

RESOLVED:

To GRANT OUTLINE PLANNING PERMISSION subject to the following amended conditions:

Conditions

1. An application for approval of all the reserved matters (namely layout, scale, appearance and landscaping) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. The final design of the proposed dwelling assessed in any future reserved matters application in regard to layout, scale, appearance, access and landscaping is bound by the following parameters as set out within the combined Planning and Design and Access Statement received on the 18th March 2014, the revised indicative layout plan of the site received on the 17th January 2014 and the revised indicative elevation plans received on the 17th January 2014 submitted in support of this application.
4. The submissions for approval of the reserved matters named above within condition 1 shall also include details of the existing and proposed levels of the site together with the finished floor levels of the proposed dwellings. Cross sections through the site shall be provided from north to south and from east to west showing the relationship of the proposed dwellings with existing neighbouring properties. A plan clearly marking out where off street car parking spaces are to be provided for each of the proposed dwellings shall also be submitted as part of any application for the approval of the reserved matters. The car parking plan to be submitted should also indicate the turning area that will be provided to ensure that vehicles can safely enter and leave the site. Off street car parking shall be provided in accordance with the Borough Council's Adopted Car Parking Standards. Once these details are approved the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
5. No dwelling proposed as part of this development shall be brought into use until the details approved as part of the plans

and particulars to be submitted for the applications for the approval reserved matters referred to in condition 1, 2, 3 and 4 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.

6. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site and the individual plot boundaries. The approved means of enclosure shall be erected before the dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
7. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing shall be carried out before the dwellings are first occupied.
8. Before development is commenced there shall be submitted to and approved by the Borough Council a plan of the site showing the details any proposed planting on site as well as details of the existing planting to be removed or retained. The approved details 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.
9. Before development (including site preparation) is commenced the existing hedging on the site shall be protected in accordance with details to be submitted to and approved in writing by the Borough Council as Local Planning Authority. The approved means of protection shall be retained until the completion of all building operations unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council as Local Planning Authority a Drainage Statement which outlines the measures that would be put in place in order to deal with surface water run off from the site and details of how the development of the site will ensure that there is no increase in flood risk to the site, neighbouring properties and Main Street, the principal access to the site. Once these details are approved the development shall

be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.

11. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Borough Council as Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
12. No development shall take place within the application site until details of an archaeological scheme of treatment has been submitted to and approved in writing by the Borough Council as Local Planning authority. Thereafter the scheme shall be implemented in full accordance with the approved details.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To secure a satisfactory development and to ensure that the development is continued to the parameters described in the design and access statement submitted with the application and that any future decision relating to this outline permission are consistent with the accompanying statement.
4. In the interests of Highway and pedestrian safety.
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

9. To ensure the protection of trees during development in accordance with Policy ENV47 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
10. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
11. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
12. To ensure the details of the development are satisfactory in accordance with policy ENV15 (New Development in a Conservation Area) of the Replacement Local Plan (Certain Saved Policies 2008).

Reasons for Decision

The proposed development of the site would result in no undue impact on the openness of the Green Belt and no undue impact on the Conservation Area. The proposal also results in no undue impact on neighbouring properties, the area in general and there are no highway safety implications arising from the proposal. The proposal therefore accords with policies ENV1, ENV15, ENV26, ENV30 and H16 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008), the National Planning Policy Framework March 2012 and the Aligned Core Strategy for Gedling Borough.

Notes to Applicant

You are advised to contact the health and Safety Executive should any asbestos be found at the site.

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.

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

You are advised that the demolition of the existing barn on the site requires Conservation Area Consent.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

Please note the attached comments and advice from the Borough Council's Car Parks and Engineering Officer, these details of which should be read in accordance with condition

Please note the attached comments received from the County Council's Archaeological Officer, the details of which shall be read in conjunction with condition

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.

143 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

144 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

145 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.30 pm

Signed by Chair:
Date: