

**MINUTES
PLANNING COMMITTEE**

Wednesday 30 March 2022

Councillor John Truscott (Chair)

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

Absent: Councillor Marje Paling

Officers in M Avery, N Bryan, S Fayaz, C Goodall and L Guest
Attendance:

94 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Paling. Councillor Creamer attended as substitute.

95 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 23 FEBRUARY 2022

RESOLVED:

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

96 DECLARATION OF INTERESTS

None.

97 APPLICATION NO. 2021/1294 - LAND AT CHASE FARM (FORMER GEDLING COLLIERY), ADJACENT TO ARNOLD LANE AND LAND OFF LAMBLEY LANE, GEDLING

Reserved matters approval (access, appearance, landscaping, layout and scale) for the erection of 433 dwellings pursuant to outline permission 2015/1376.

Janet Stirzaker - Head of Partnerships at Keepmoat Homes (The Applicant), spoke in support of the application.

The Principal Planning Officer introduced the report after giving the following update:

He explained that further to the publication of the report and following receipt of a letter from a local resident, amended plans had been submitted that showed a pedestrian link from Arnold Lane to the turning head of road 22A, adjacent to plots 575 and 576, which would aid pedestrian movements through the site and link to the Council's green lung.

He added that as a result the drawing numbers outlined in draft condition 1 would need updating and that drawings 100, 101 and 102 would become revision M.

He concluded that it was recommended the application be granted reserved matters approval, subject to the conditions outlined in the report as updated.

RESOLVED:

To grant reserved matters approval subject to the conditions listed below and for the reasons set out in the report.

Conditions

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

| | |
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| M018-ABA-XX-DR-A-100 Rev M 1 | Part L Site Plan - Sheet |
| M018-ABA-XX-DR-A-101 Rev M 2 | Part L Site Plan - Sheet |
| M018-ABA-XX-DR-A-102 Rev M 1 | Part L Site Plan - Sheet |
| M018-ABA-XX-DR-A-103 Document | Building For Healthy Life |
| M018-ABA-XX-DR-A-104 | Location Plan |
| M018-ABA-XX-DR-A-105 Rev B Plan - Sheet 1 | Boundary Treatment |
| M018-ABA-XX-DR-A-106 Rev B Plan - Sheet 2 | Boundary Treatment |

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| M018-ABA-XX-DR-A-107 Rev B | Materials Plan - Sheet 1 |
| M018-ABA-XX-DR-A-108 Rev B | Materials Plan - Sheet 2 |
| M018-ABA-XX-DR-A-109 Rev B Sheet 1 | Storey Heights Plan - |
| M018-ABA-XX-DR-A-110 Rev B Sheet 2 | Storey Heights Plan - |
| M018-ABA-XX-DR-A-111 Rev B Sheet 1 | Parking Strategy Plan - |
| M018-ABA-XX-DR-A-112 Rev B Sheet 2 | Parking Strategy Plan - |
| M018-ABA-XX-DR-A-113 Rev C | Gedling 2 Street Scenes |
| M018-ABA-XX-DR-A-114 | Gedling 2 Site Sections |
| M018-ABA-XX-DR-A-115 Extract | Gedling 2 Apartment Block |
| M018-ABA-XX-DR-A-116 Scene | Gedling 2 Site Entrance Street |
| M018-ABA-BA-DR-A-200-Bamburgh_Rural Plans | Bamburgh Rural Floor |
| M018-ABA-BA-DR-A-201-Bamburgh_Rural Elevations | Bamburgh Rural |
| M018-ABA-BEL-DR-A-202-Belmont_Rural and Elevations | Belmont Rural GA Plans |
| M018-ABA-CA-DR-A-203-Caddington_Rural Plans and Elevations | Caddington Rural GA |
| M018-ABA-EA-DR-A-204-Eaton_Rural and Elevations | Eaton Rural GA Plans |
| M018-ABA-HA-DR-A-205-Halstead_Rural and Elevations | Halstead Rural GA Plans |
| M018-ABA-HAR-DR-A-206-Hardwick_Rural Plans and Elevations | Hardwick Rural GA |

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| M018-ABA-KE-DR-A-207-Kendal_Rural and Elevations | Kendal Rural GA Plans |
| M018-ABA-LA-DR-A-208-Lawton_Rural and Elevations | Lawton Rural GA Plans |
| M018-ABA-RO-DR-A-209-Rothway_Rural and Elevations | Rothway Rural GA Plans |
| M018-ABA-ST-DR-A-210-Staveley_Rural and Elevations | Staveley Rural GA Plans |
| M018-ABA-WA-DR-A-211-Warwick_Rural Plans | Warwick Rural Floor |
| M018-ABA-WA-DR-A-212-Warwick_Rural Elevations | Warwick Rural |
| M018-ABA-WE-DR-A-213-Wentworth_Rural Plans | Wentworth Rural Floor |
| M018-ABA-WE-DR-A-214-Wentworth_Rural Elevations | Wentworth Rural |
| M018-ABA-BEL-DR-A-216-Belmont_Rural and Elevations | Belmont Rural GA Plans |
| M018-ABA-HA-DR-A-217-Halstead_Rural and Elevations | Halstead Rural GA Plans |
| M018-ABA-LA-DR-A-218-Lawton_Rural and Elevations | Lawton Rural GA Plans |
| M018-ABA-RO-DR-A-219-Rothway_Rural and Elevations | Rothway Rural GA Plans |
| M018-ABA-Apart-01-DR-A-220 | Apartment Block Rural |
| M018-ABA-1038-DR-A-225-1038_Traditional Type GA Plans and Elevations | 1038 Split Level House |
| M018-ABA-1350-DR-A-226-1350_Traditional Type GA Plans and Elevations | 1350 Split Level House |
| M018-ABA-BA-DR-A-227-Bamburgh_Traditional Traditional Floor Plans | Bamburgh |
| M018-ABA-BA-DR-A-228-Bamburgh_Traditional Traditional Elevations | Bamburgh |

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| M018-ABA-BE-DR-A-229-Belmont_Traditional Plans and Elevations | Belmont | Traditional | GA |
| M018-ABA-CA-DR-A-230-Caddington_Traditional Traditional GA Plans and Elevations | | Caddington | |
| M018-ABA-HA-DR-A-231-Halstead_Traditional Plans and Elevations | Halstead | Traditional | GA |
| M018-ABA-KE-DR-A-232-Kendal_Traditional Plans and Elevations | Kendal | Traditional | GA |
| M018-ABA-LA-DR-A-233-Lawton_Traditional Plans and Elevations | Lawton | Traditional | GA |
| M018-ABA-RO-DR-A-234-Rothway_Traditional Plans and Elevations | Rothway | Traditional | GA |
| M018-ABA-ST-DR-A-235-Staveley_Traditional Plans and Elevations | Staveley | Traditional | GA |
| M018-ABA-WA-DR-A-236-Warwick_Traditional Floor Plans | Warwick | Traditional | |
| M018-ABA-WA-DR-A-237-Warwick_Traditional Elevations | Warwick | Traditional | |
| M018-ABA-WE-DR-A-238-Wentworth_Traditional Floor Plans | Wentworth | Traditional | |
| M018-ABA-WE-DR-A-239-Wentworth_Traditional Elevations | Wentworth | Traditional | |
| M018-ABA-WE-DR-A-240-Windsor_Traditional Plans | Windsor | Traditional | Floor |
| M018-ABA-WE-DR-A-241-Windsor_Traditional Elevations | Windsor | Traditional | |
| M018-ABA-WE-DR-A-242-Lewes_Traditional Plans | Lewes | Traditional | Floor |
| M018-ABA-WE-DR-A-243-Lewes_Traditional Elevations | Lewes | Traditional | |
| M018-ABA-1038-DR-A-245-1038_Urban Plans and Elevations | 1038 | Urban | GA |
| M018-ABA-1350-DR-A-246-1350_Urban Plans and Elevations | 1350 | Urban | GA |

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| M018-ABA-BA-DR-A-247-Bamburgh_Urban Floor Plans | Bamburgh | Urban | GA |
| M018-ABA-BA-DR-A-248-Bamburgh_Urban Elevations | Bamburgh | Urban | GA |
| M018-ABA-BE-DR-A-249-Belmont_Urban and Elevations | Belmont | Urban | GA Plans |
| M018-ABA-CA-DR-A-250-Caddington_Urban Plans and Elevations | Caddington | Urban | GA |
| M018-ABA-HAR-DR-A-251-Hardwick_Urban Plans and Elevations | Hardwick | Urban | GA |
| M018-ABA-KE-DR-A-252-Kendal_Urban Plans and Elevations | Kendal | Urban | GA |
| M018-ABA-LA-DR-A-253-Lawton_Urban Plans and Elevations | Lawton | Urban | GA |
| M018-ABA-RO-DR-A-254-Rothway_Urban and Elevations | Belmont | Urban | GA Plans |
| M018-ABA-WA-DR-A-255-Warwick_Urban Plans and Elevations | Warwick | Urban | GA |
| M018-ABA-WIN-DR-A-256-Windsor_Urban and Elevations | Windsor | Urban | GA Plans |
| M018-ABA-BE-DR-A-260-Belmont_2018 Rural Floor Plans | Belmont | | 2018 |
| M018-ABA-BE-DR-A-261-Belmont_2018 Rural Elevations | Belmont | | 2018 |
| M018-ABA-CA-DR-A-262-Caddington_2018 GA Floor Plans and Elevations | Caddington | 2018 | Rural |
| M018-ABA-HAR-DR-A-263-Hardwick_2018 Plans and Elevations | Hardwick | 2018 | GA Floor |
| M018-ABA-STA-DR-A-264-Staveley_2018 Floor Plans and Elevations | Staveley | 2018 | Rural |
| M018-ABA-HA-DR-A-265-Halstead_2018 Floor Plans and Elevations | Staveley | 2018 | Rural |
| M018-ABA-HAR-DR-A-266-Hardwick_2018 Floor Plans | Hardwick | 2018 | Rural |

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| M018-ABA-HAR-DR-A-267-Hardwick_2018 Elevations | Hardwick | 2018 | Rural |
| M018-ABA-KE-DR-A-268-Kendal_2018 Plans and Elevations | Kendal | 2018 | Rural Floor |
| M018-ABA-WA-DR-A-269-Warwick_2018 Floor Plans and Elevations | Warwick | 2018 | Rural |
| M018-ABA-WI-DR-A-270-Windsor_2018 Floor Plans and Elevations | Windsor | 2018 | Rural |
| M018-ABA-BA-DR-A-271-Bamburgh_2018 Floor Plans | Bamburgh | 2018 | Rural |
| M018-ABA-BA-DR-A-272-Bamburgh_2018 Elevations | Bamburgh | 2018 | Rural |
| M018-ABA-HAR-DR-A-273-Hardwick_2018 Floor Plans | Hardwick | 2018 | Rural |
| M018-ABA-HAR-DR-A-274-Hardwick_2018 Floor Plans | Hardwick | 2018 | Rural |
| M018-ABA-KE-DR-A-275-Kendal_2018 Plans and Elevations | Kendal | 2018 | Rural Floor |
| M018-ABA-WIN-DR-A-277-Windsor_2018 Floor Plans and Elevations | Windsor | 2018 | Rural |
| MO18-ABA-APARTMENT-01-DR-A-280 Plans - Block 620-643 | Apartment | Block | Floor |
| MO18-ABA-APARTMENT-01-DR-A-281 Plans - Block 620-643 | Apartment | Block | Floor |
| MO18-ABA-APARTMENT-01-DR-A-282 Elevations - Block 620-643 | Apartment | | Block |
| MO18-ABA-APARTMENT-01-DR-A-284 Plans - Block 644-655 | Apartment | Block | Floor |
| MO18-ABA-APARTMENT-01-DR-A-285 Elevations - Block 644-655 | Apartment | | Block |

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Development shall thereafter commence in accordance with the approved plans.

2. Prior to above ground works commencing, and notwithstanding condition 1 above, details in respect of materials to be used in the external appearance of the dwellings shall be submitted to and approved in writing. Development shall proceed in accordance with the details as approved.
3. 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 E: buildings etc incidental to the enjoyment of a dwellinghouse in respect of the land to the rear and east of plots 676-677 and 962-963.
4. Notwithstanding details submitted, prior to above grounds works commencing, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
5. Prior to above ground works commencing, details of Traffic Calming within the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved plans.
6. No above ground works shall commence until details of the existing and proposed ground and finished floor levels of the site and approved building[s] have been submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.

Reasons

1. For the avoidance of doubt.
2. To ensure the character of the area is respected and to comply with policy ASC10.
3. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.

4. To ensure the character of the area is respected and to comply with policies ASC10, LPD18 and LPD19.
5. To ensure Highway Safety is respected and to comply with policy LPD61.
6. To ensure the character of the area is respected and to comply with policy ASC10 and LPD32.

Notes to Applicant

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks Highway design guide | Nottinghamshire County Council.

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payments will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority regarding compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council in writing and appropriate agreements are entered into before any highway work commences on site.

Please contact the Highway Authority for details hdc.south@nottscc.gov.uk.

Plots 676-677 and 962-963, which are one bed flat units, are still within the standoff zone but the plots are outside of the approximate line of the historic landfilled area. The Radiation Strategy to be submitted in support of the larger site for 400 dwellings shall include:

- o The exact edge of the historic landfilled area is surveyed and demarked on site to ensure the correct position of the fence line and building of Plots 676/962 does not impinge on the landfilled area.

- o Plots 672 - 676/962 the gas protection measures are part of the plots which are independently verified. (those within the standoff zone)

This could be carried out under a model planning condition for Remediation and Verification.

It is noted that the Design Access Statement says in Section 4.0:

'Car charging infrastructure will be supplied to each plot which the house owner can then add their own charging socket for electric vehicles at a later date'.

This is welcome and notwithstanding moves from Government to mandatorily require EV charging on all new development in 2022; it is recommended that from the date of first occupation every property built on the site is provided 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.

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).

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

In respect of remediation required for the site your attention is drawn to conditions 16, 17 and 18 of outline permission 2015/1376. In respect of

the larger site for 400 dwellings this would include a remediation strategy and verification report, whereas for the site comprising 33 dwellings this would a phase 1 report, remediation strategy and verification report. If you require further detailed clarification in respect of the above you are advised to contact our Environmental Health team.

98 TREE PRESERVATION ORDER - 00146 - GEDLING MINERS MEMORIAL, LAND CORNER OF MAIN ROAD, GEDLING, NOTTINGHAMSHIRE

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

RESOLVED:

To confirm Tree Preservation Order - 000146 'Gedling Miners Memorial' without modifications.

99 CHANGES TO THE PLANNING DELEGATION SCHEME

The Head of Development and Place introduced the report, which had been circulated in advance of the meeting, seeking approval to amend all current delegations previously approved by Planning Committee following the adoption of the new constitution.

RESOLVED to:

- 1) Approve the officer delegations at Appendix 1; and
- 2) Authorise the Monitoring Officer to make any other necessary administrative amendments to reflect the change to the constitution.

100 APPEAL DECISION: APP/N3020/C/21/3273799 & APP/N3020/W/21/3270936 - 2 ROWAN AVENUE, NG15 9GA

Construction of an unauthorised dormer extension and front boundary fence.

RESOLVED:

To note the information.

101 APPEAL DECISION: APP/N3020/C/21/3279123 - BRACKEN HOUSE, BLIDWORTH WAYE, NG15 8GB

Erection of unauthorised building and associated hardstanding.

RESOLVED:

To note the information.

102 APPEAL DECISION: APP/N3020/W/20/3259515 - LAND AT THE FORMER RIDING STABLES, LAMBLEY, NOTTINGHAMSHIRE, NG4 4PN

Redevelopment of existing stable buildings to provide 1no. dwelling.

RESOLVED:

To note the information.

103 APPEAL DECISION: APP/N3020/W/21/3281682 - 19 ASHE CLOSE, ARNOLD, NOTTINGHAM NG5 7LU

Erect detached dwelling.

RESOLVED:

To note the information.

104 APPEAL DECISION: APP/N3020/D/21/3282775 - 36 THACKERAYS LANE, WOODTHORPE, NOTTINGHAM, NG5 4HQ

Single storey front extension. Single storey rear extension. External wall insulation and rendering to front, side and rear elevations.

RESOLVED:

To note the information.

105 PARKING PROVISION FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The Head of Development and Place introduced a report, which had been circulated in advance of the meeting, asking members to note the adoption of the Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document.

RESOLVED:

To note the revised Parking SPD adopted on 17th February 2022, attached as Appendix 1.

106 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

107 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

108 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.00 pm

Signed by Chair:
Date: