

**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:

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

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

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

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

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

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](mailto: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](http://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 17<sup>th</sup> 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: