

**MINUTES
PLANNING COMMITTEE**

Wednesday 22 June 2022

Councillor John Truscott (Chair)

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

Absent: Councillor Chris Barnfather

Officers in M Avery, N Bryan, K Cartwright, E McGinlay and S Pregon
Attendance:

109 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Barnfather.
Councillor Sam Smith attended as substitute.

**110 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE
MEETING HELD ON 30 MARCH 2022.**

RESOLVED:

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

111 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all
members of the committee in item 5 on the agenda, as the Council
currently held a lease of land included within the application site.

**112 APPLICATION NO. 2022/0200 - LAND AT LAMBLEY LANE,
GEDLING**

Erection of 24 dwellings with associated access and landscaping.

The Principal Planning Officer introduced the report.

RESOLVED:

To GRANT PLANNING PERMISSION: Subject to the owner entering into a planning obligation secured through a s106 agreement with the Borough Council as the Local Planning Authority and the County Council to secure affordable housing, education contributions, payment in lieu of public open space, bus stop improvements, management company details and a local labour agreement; and subject to the conditions listed for the reasons set out in the report.

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.

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

P22-0949 - P100 (Site Plan) Rev E

P22-0949 - P101 (Location Plan)

P22-0949 - P102 (Materials Plan)

P22-0949 - P104 (Car Park Strategy Plan)

P22-0949 - P105 (Storey Height Plan)

P22-0949 - P106 (Site Sections)

P22-0949 - P107 (Street Scenes)

P22-0949 - P120 (Abbey House Type)

P22-0949 - P121 (Bamburgh House Type)

P22-0949 - P122 (Belmont House Type)

P22-0949 - P123 (Burton House Type Floor Plans)

P22-0949 - P124 (Burton House Type Elevations)

P22-0949 - P125 (Clifton House Type)

P22-0949 - P126 (Rothway House Type)

P22-0949 - P127 (Staveley House Type)

P22-0949 - P128 (Windsor House Type)

P22-0949 - P129 (Belmont House Type - Plot 949 Only)

18Core 9050 rev 1 – single garage

P22-0949 - DAS.doc

Revised Tree Report

FPCR 6674 AA Rev B

Additional Balancing Lagoon Drawings

Lagoon Sections KM Harworth 01

Lagoon Layout KM Harworth 02

Swept Path Analysis

20560 - 508 - Swept Path Analysis

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

3. Prior to above ground works commencing details of materials to be used in the external appearance of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.
4. Notwithstanding details previously submitted and prior to above ground works commencing, a scheme of landscaping and boundary treatments, 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. No part of the development hereby permitted shall be brought into use until the access arrangement from its junction with Lambley Lane connects to the south eastern site boundary and is provided in accordance with layout plan P100 rev E.
6. No part of the development hereby approved shall commence until a details surface water drainage scheme based on the

principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy R-FRA-20560-01-C, January 2020, JPP Consulting Ltd, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the details approved prior to the competition of the development.

7. 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.
8. 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, thereafter, be undertaken in accordance with the approved CEMP.
9. Prior to the commencement of development, the following shall be complied with:

Site Characterisation

An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Submission of Remediation Scheme

Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The

scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

10. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
12. Notwithstanding details submitted, prior to above ground works commencing details of boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The details as submitted shall be in situ prior to each unit being occupied.
13. Prior to above ground works commencing, a drawing showing the location and design of bat boxes to be installed on site shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be installed prior to the pertinent units being occupied and shall be thereafter be retained in perpetuity.

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt.
3. To ensure that the character of the area is respected and to comply with policy ASC10.

4. To ensure that the character of the area is respected and to comply with policy LPD19.
5. To ensure that a safe and direct access is available to the highway network and to comply with policy LPD61.
6. To ensure that the site is adequately drained and to comply with policy LPD4.
7. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11.
8. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11.
9. 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.
10. 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.
11. 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.
12. To ensure that the character of the area is respected and to comply with policy LPD19.
13. To ensure that impacts on wildlife are duly considered and to comply with policy LPD18.

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@nottsc.gov.uk.

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

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.

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 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).

In respect of details to be approved for surface water drainage, the scheme to be submitted shall:

Demonstrate that the development will use SUDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753.

Limit the discharge rate generate by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rate for the developable area

Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA.

Provide detailed design (plans, network details and calculations) in support of and surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm duration inclusive of the 1 in 1 year, 1 in 2 year, 1 in 3 year, 1 in 100 year and 1 in 100 year plus climate change return periods.

For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.

As part of the landscape and boundary treatment detail the Council would expect to see a green boundary treatment along the western edge of the site where existing trees are to be removed. Furthermore, there would be a need to ensure that trees that fall on or close to the boundary of the application site are not detrimentally impacted, as identified in the Arboricultural Assessment.

Please note that should protected species be found on site during the development there would be a requirement to seek the advice of a suitably qualified ecologist and comply with the Wildlife and Countryside Act.

**APPLICATION NO. 2019/0560 - LAND OFF TEAL CLOSE,
NETHERFIELD**

Reserved Matters Application for the erection of 255no. dwellings (C3), including 13 affordable units and associated infrastructure including landscaping and public open space pursuant to outline planning permission 2017/0999 (Phase 3).

Grace Clarkson, Land & Planning Manager of Persimmon (Nottingham) spoke in support of the application.

The Principal Planning Officer introduced the report and informed the committee that additional details had been provided in relation to the garages which confirmed that the garages now accord with the adopted SPD in relation to footprints.

He added that the garage openings were marginally below that set out in the SPD but overall the scheme was considered to accord with the SPD as there would be the ability to park a vehicle on the highway outside of each property.

He added that a revised layout plan had been received which showed bin collection points adjacent to the adopted highway serving the private drives to ensure that future residents would not have an unacceptable bin carry distance.

He concluded that as such it was necessary to update the approved plan condition, Condition 1, to include the additional garage plans and the layout plan that now included bin collection areas, and recommended that the application be approved subject to incorporating those revisions to Condition 1.

RESOLVED:

To Grant Approval of Reserved Matters subject to the following conditions:

Conditions

- 1 This permission shall be read in accordance with the following plans:

Ph3 Planning Layout Drawing No. TGDP/TCGN/PH3-PL1 rev A
Charter Plan (materials and boundary treatments) RG3/CP/01
Sheet 1 of 2 rev A

Charter Plan (materials and boundary treatments) RG3/CP/02
Sheet 2 of 2 rev A

Details of Soft landscaping 9039-L-01 Rev F Sheet 1

Details of Soft landscaping 9039-L-02 Rev F Sheet 2

Details of Soft landscaping 9039-L-03 Rev F Sheet 3

Details of Soft landscaping 9039-L-04 Rev F Sheet 4

Details of Soft landscaping 9039-L-05 Rev F Sheet 5

Details of Soft landscaping 9039-L-06 Rev F Sheet 6

Details of Soft landscaping 9039-L-07 Rev F Sheet 7

Details of Soft landscaping 9039-L-08 Rev F Sheet 8

Details of Soft landscaping 9039-L-09 Rev F Sheet 9

Affordable Housing TGDP/TCGN/PH3-PL1 – Affordable Housing
Location

Pumping Station Details Dwg No. PR10422-001

Pumping Station Details Dwg No. PR10422-002

Pumping Station Details Dwg No. PR10422-003

Pumping Station Details Dwg No. PR10422-004

Pumping Station Details Dwg No. PR10422-005

Pumping Station Details Dwg No. PR10422-006

Pumping Station Details Dwg No. PR10422-007

Pumping Station Details Dwg No. PR10422-008

Pumping Station Details Dwg No. PR10422-009

Pumping Station Details Dwg No. PR10422-0010

Housetypes

Clayton Corner – CAA-WD16

Bickleigh – ST-WD10

Hatfield – HT-WD16

Yarm – YM-WD10

Piccadily – PY-WD10

Moseley –MS-WD10

Hanbury – HB-WD

The Alnwick AN-WD10

Oxford OX-WD10

Regent –RT-WD10

Bond -BD –WD10

Fenchurch FH-WD10

Edlingham (Village) EL-WD16

Harley HY-WD10 – RevQ

Corfe CF-WD16

Mayfair MY-WD10 Rev J

Strand ST – WD10 Rev L

Winster WS-WD16

Chedworth CD-WD16

Knightsbridge KB-WD10 Rev G

Kendall Village KL-WD10 Rev H

Downing DG-WD10 Rev J

Leicester LR-WD16

Roseberry RS-WD16

Whitehall WH-WD10 Rev G

Single garage – plans and elevations

Double and paired garages – plans and elevations

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

- 2 No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
- 3 No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reasons

- 1 To define the permission and for the avoidance of doubt.
- 2 To reduce the possibility of deleterious material being deposited on the public highway.
- 3 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019).

APPLICATION NO. 2022/0194 - 23 HOULDSWORTH RISE, REDHILL

Construct first floor side extension.

RESOLVED:

To Grant Planning Permission subject to 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 Site Location Plan, Block Plan and drawings numbered 2022/015/3/REV A and 2022/015/2/REV A; received by the Local Planning Authority on 21 February and 10 May 2022.
- 3 The external facing and roofing materials used in the development hereby permitted shall be in accordance with the details provided in the application form.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity and the character and appearance of the area, in accordance with Policy LPD 43 of the Gedling Part 2 Local Plan (2018).

Reasons for Decision

The proposed development is consistent with Gedling Borough planning policies, and the design and dimensions are not considered to have potentially detrimental effects on surrounding amenity with no undue overlooking, overbearing or overshadowing impact. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12), Policy 10 of the GBACS (2014), and the Local Planning Document (2018) Policies LPD 32, 43, 57 and 61.

Notes to Applicant

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 amendments

were requested and made that resulted in an acceptable form of development.

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

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 at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres.

**115 APPEAL DECISION REF: APP/N3020/W/21/3285625 - 37- 41
KIGHILL LANE, RAVENSHEAD**

Councillor Sam Smith joined the meeting.

RESOLVED:

To note the information.

**116 APPEAL DECISION REF: APP/N3020/W/21/3288049 - 517
MANSFIELD ROAD, REDHILL**

RESOLVED:

To note the information.

**117 APPEAL DECISION REF: APP/N3020/W/21/3288397- LAND AT THE
CORNER OF CROSS STREET, ARNOLD**

The Principal Planning Officer introduced the report.

RESOLVED:

To note the information.

118 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

119 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

120 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT

None.

The meeting finished at 6.30 pm

Signed by Chair:
Date: